



## 5 Pen Y Llan

, Connahs Quay, CH5 4UW

£795 Per Calendar Month

Reid and Roberts Estate and Lettings Agents are delighted to offer For Let this Three Bedroom Mid Terrace House which has recently been modernised throughout. The property is in a convenient location close to local shops, amenities and schools.

The accommodation in brief comprises; Lounge, Dining Room, Kitchen and Bathroom to the ground floor, with One Double Bedroom and Two further Bedrooms to the first floor. To the rear of the property there is a traditional yard area providing outdoor space.

Situated in the popular area of Connah's Quay, which offers a wide variety of shops, With easy access to Ofsted approved primary schools to include Wepre CP Primary, Golftyn Primary, Ewloe Green CP Primary and many more. along with Secondary Schools and recreational facilities, a great transport link to Chester and the Northwest, road links to the A55 including the Flint Bridge which connects Deeside Industrial are with the main commuter links to Chester and the main North West Region motorway's (M53, M56, M6, M60).

The minimum income requirement for this property is £24,000

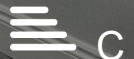
Unfortunately pets will not be considered for this property.

### Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070

if you wish to arrange a viewing appointment for this property or require further information

- THREE BEDROOM TERRACE HOUSE
- RECENTLY MODERNISED THROUGHOUT
- TWO RECEPTION ROOMS
- NEW KITCHEN & BATHROOM
- YARD TO THE REAR
- EPC C



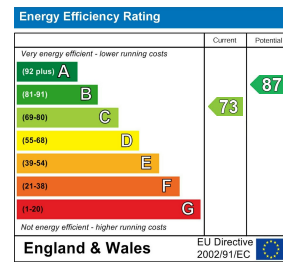
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.