



2 St. Davids Court

Ewloe, Deeside, CH5 3UY

£155,000



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Property Description

Accommodation Comprises

The property is approached via a paved driveway extending to a paved pathway providing access to the front entrance of the property.

Composite door leads into;

Entrance Hall

4'0" x 2'9" (1.229m x 0.854m)

Offering a warm welcome to the property with double panel radiator, smoke alarm, electric fuse box and alarm system.

Door leads through into the open plan living accommodation

Open Plan Living Area

20'6" x 11'0" (6.266m x 3.378m)

This open plan living space offers ample room for a living space along with a fully equipped kitchen with carpeted flooring and wooden flooring creating the illusion of two rooms.

Lounge

A beautifully lit living space with double glazed window to the front elevation, double panel radiator, T.V aerial socket and phone point.

Leading through into:

Kitchen

Housing a range of wall, base and draw units with complimentary work surfaces over, one and a half bowl stainless sink unit with mixer tap over, integrated appliances to include, washing machine, floor standing fridge freezer and electric oven with four ring electric hob and extractor hood over, splash back wall

tiling, double glazed window to the rear elevation, double panel radiator, smoke alarm and wooden flooring.

White Upvc patio doors lead to the rear garden.

Inner Hallway

Providing access to further accommodation, loft access point and smoke alarm.

Bedroom

10'2" x 9'6" (3.113m x 2.898m)

Another beautifully well lit room with double glazed upvc windows to the front and side elevation, fitted cupboard equipped with hanging rail and shelving, double panel radiator, T.V aerial socket and telephone point.

Shower Room

8'0" x 5'2" (2.448m x 1.575m)

Fitted with a three piece suite comprising of a corner shower cubicle with mains shower and tiled enclosure, wash hand basin and low flush W.C. Double glazed frosted window to the rear elevation, double panel radiator, extractor fan, tile effect vinyl flooring and handy storage cupboard housing the combination boiler.

Outside

The property is approached via a beautifully paved driveway offering parking for one vehicle leading up to a paved walkway providing entrance to the property and leading to a wooden gate opening to the side of the property which leads to the rear garden. The rear garden has been designed with ease of maintenance in mind with a wrap around paved patio area and central decorative gravelled area.

EPC Rating - TBC

Council Tax Band B

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or

representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

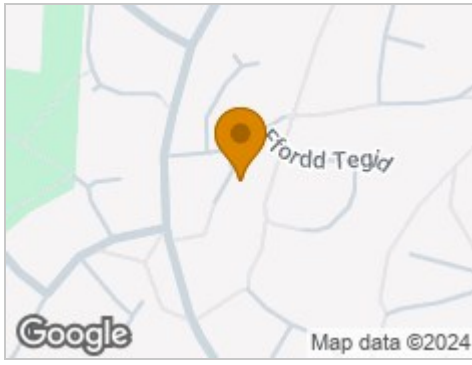
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



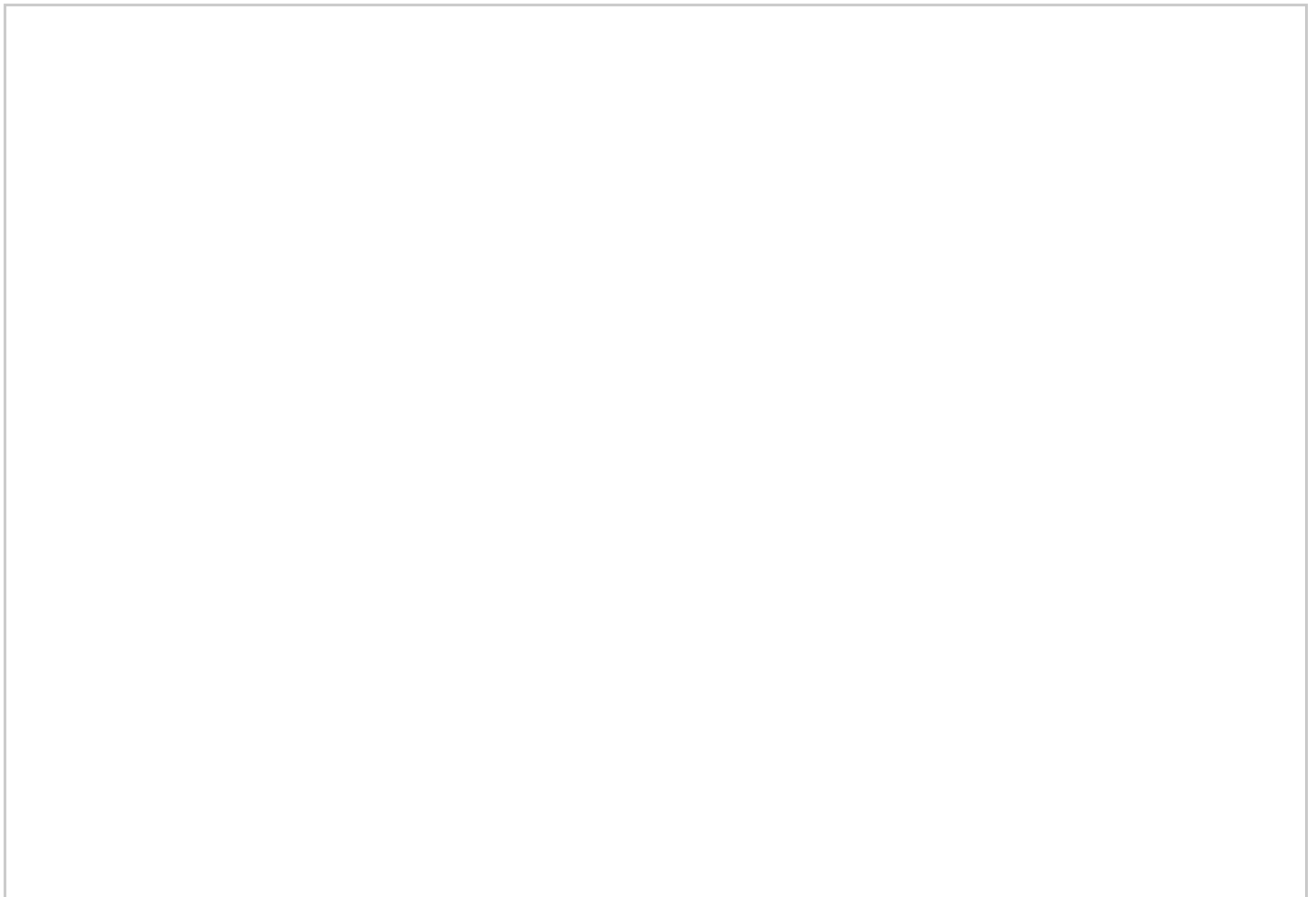
Hybrid Map



Terrain Map



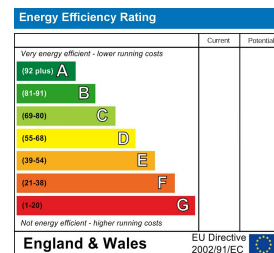
Floor Plan



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.

Energy Efficiency Graph



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