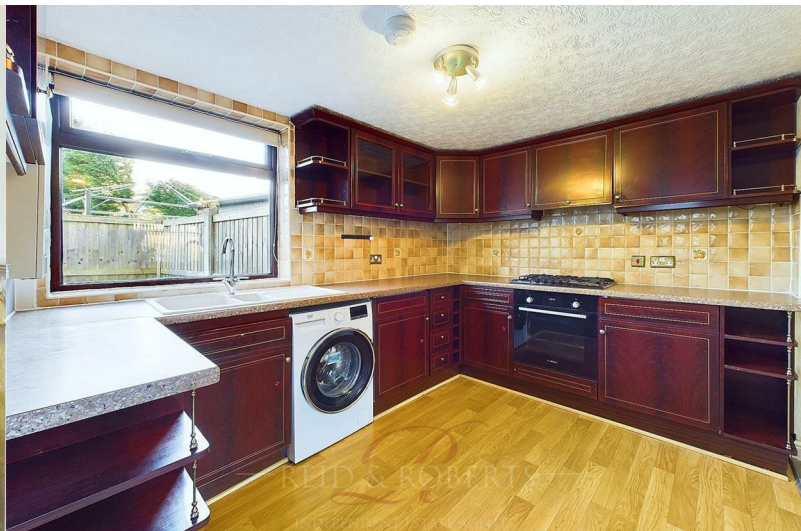




## 34 Chester Road

Pentre, Deeside, CH5 2AA

Offers Over £119,950



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## Entrance Hallway

Step through the UPVC front door with a decorative double-glazed panel into the reception hall. From here, a wooden door leads into the lounge, setting the tone for the property with its textured ceilings and inviting atmosphere.

## Lounge

The lounge boasts a bright and airy feel, featuring two double-glazed windows to the side elevation and a further double-glazed window to the front. A gas-living flame fire with a marble inset, matching hearth, and surround serves as a cozy focal point. Additional amenities include a double-paneled radiator, aerial socket, and telephone point.

## Kitchen

Adjoining the dining room, the kitchen is equipped with a range of wall and base units with complementary worktops. It features a composite sink with a 1.5 bowl and mixer tap, a built-in oven, an integrated fridge and freezer, and space for additional appliances such as a washing machine. A wall-mounted boiler is conveniently located here. Double-glazed windows overlook the rear elevation, while a wood grain-effect UPVC door provides side access.

## Dining Room

Seamlessly flowing from the lounge, the dining room maintains the open-plan vibe with its textured and beamed ceilings. This versatile space includes a double-paneled radiator and stairs rising to the first-floor accommodation.

## Landing

The first-floor landing is brightened by two double-glazed windows to the side elevation. A textured and coved ceiling adds character, and the loft access provides additional storage potential.

## Bedroom One

This spacious double bedroom features a double-glazed window to the front elevation, a double-paneled radiator, and textured ceilings. The room benefits from a fitted wardrobe system with two double doors, a central mirrored section, and ample storage options.

## Bedroom Two

Overlooking the rear elevation, the second bedroom offers a tranquil retreat with its double-glazed window and fitted wardrobes, complete with mirrored doors and additional shelving. A double-paneled radiator and textured ceiling complete the room.

## Bathroom

The bathroom boasts a four-piece suite comprising a low-flush WC, a P-shaped panel bath, a corner shower cubicle with a mains shower attachment, and a wash basin. Fully tiled walls, a paneled radiator, and tile-effect vinyl flooring create a polished and functional space.

## Garden

The property offers practical outdoor areas, including a tarmac driveway at the front, with parking for several vehicles. The driveway extends to the side of the property and leads to a low-maintenance, yard-style outdoor space at the rear. This area is ideal for outdoor furniture or potted plants, providing a blank canvas for your landscaping ideas.

## 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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

Tel: 01352 700070

### 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

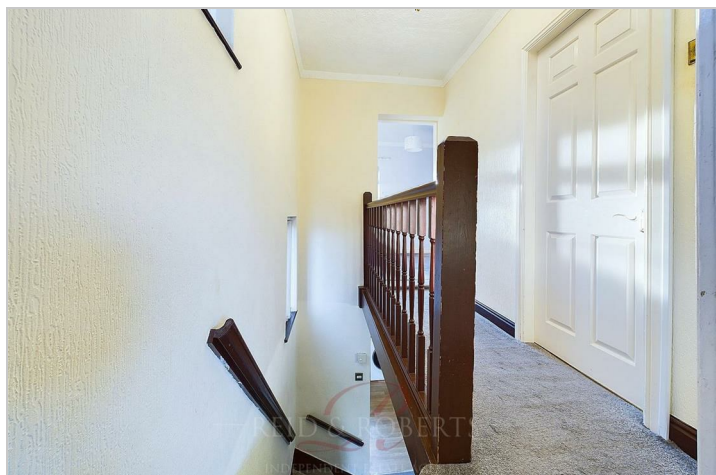
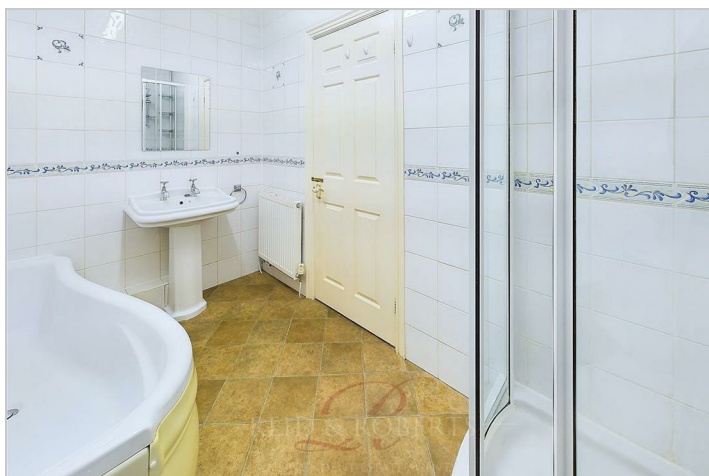
### Services

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.

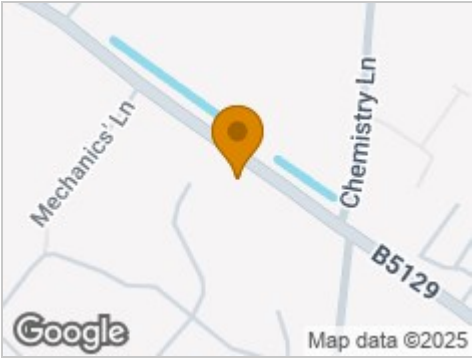
### Viewings

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.

EPC Rating - D



Road Map



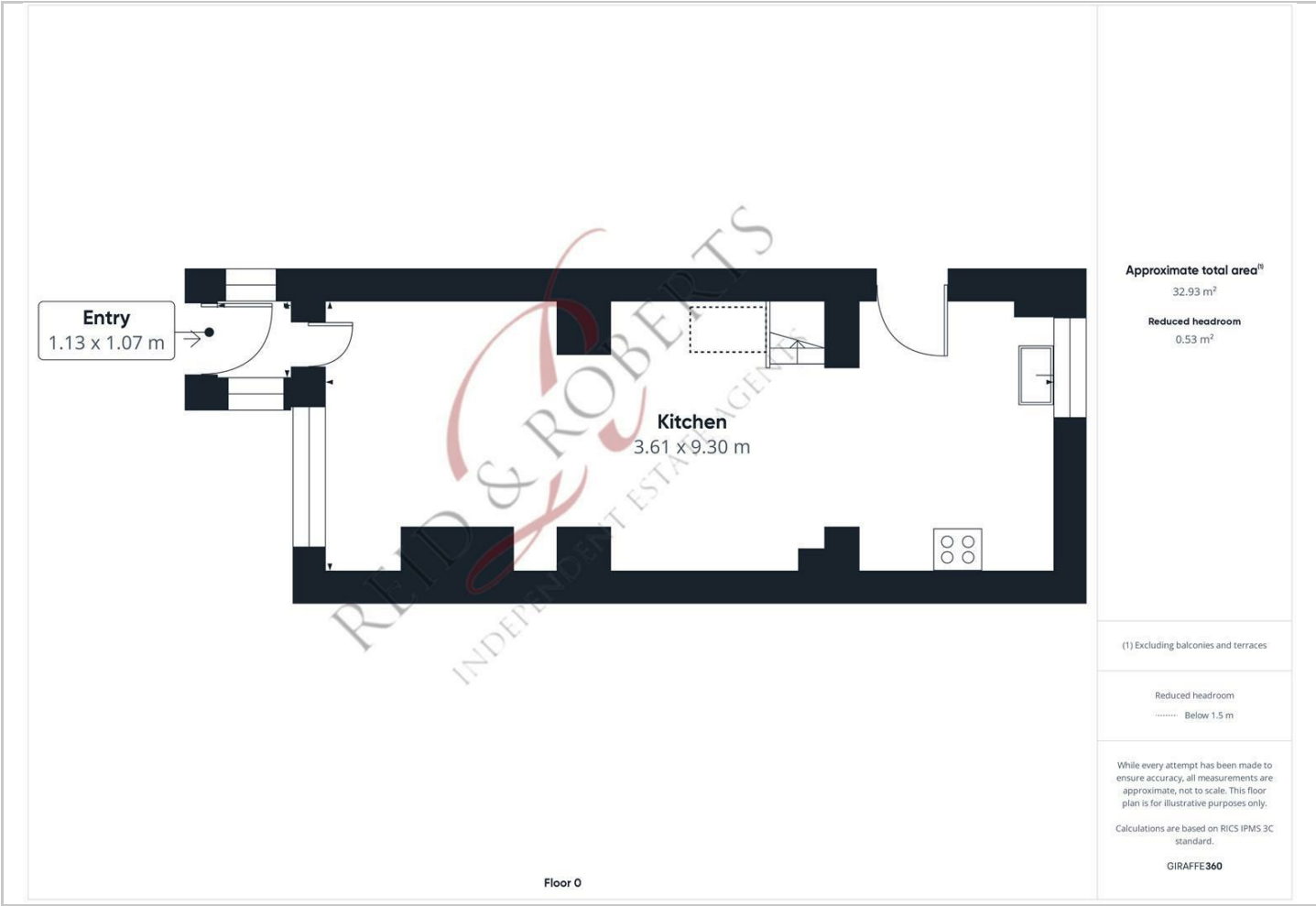
Hybrid Map



Terrain Map



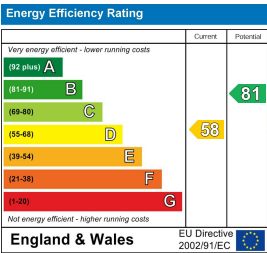
Floor Plan



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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