

Town & Country

Estate & Letting Agents

Ffordd Bayley Road, Sealand

Offers In Excess Of £250,000



Nestled in the desirable area of Sealand, Ffordd Bayley presents a modern three-bedroom semi-detached house situated in a popular development. Having the advantage of a downstairs cloaks, En suite shower room, a modern kitchen/diner and a beautiful, landscaped south facing rear garden, viewing is essential to appreciate this lovely home.

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DESCRIPTION

Forming part of a popular development, this beautifully presented three-bedroom property benefits from UPVC double glazing and gas central heating. With its modern features and thoughtful design, this semi-detached house is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. The accommodation comprises of an entrance hall with cloakroom WC, a spacious living room, and a modern kitchen/diner with French doors opening to the beautifully landscaped rear garden. The first-floor landing provides access to the family bathroom and three bedrooms, with the principal bedroom enjoying en-suite facilities. Externally, the front of the property offers twin off-road parking spaces and timber side access to a southerly-facing rear garden, which is mainly laid to lawn with paved walkways, sleeper-raised planters, and enclosed by timber fencing.

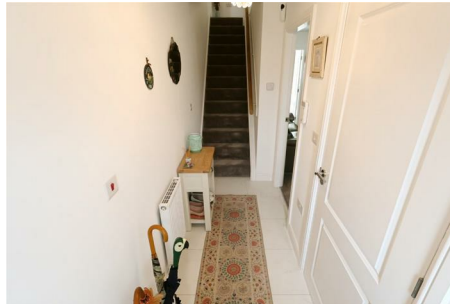


LOCATION

Situated in a popular development the property is located within Flintshire, just minutes from the England-Wales border and a short drive to Chester. The area offers local amenities, and strong road links via the A494 and A550, making it popular with commuters and families. Local shopping includes convenience stores within walking distance and larger supermarkets like Asda and Lidl at nearby Deeside Retail Park. The community is served by Sealand C.P. School for primary education and Connah's Quay High School for secondary, with additional Welsh- and English-medium options in the area. Public transport includes regular bus routes and nearby train stations at Hawarden Bridge and Shotton. While the area has a mix of residential and industrial surroundings, it offers green space along the River Dee and access to community centres.

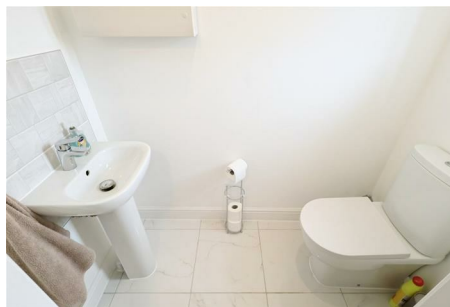
DIRECTIONS

From the Chester branch, head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268. turn left onto Watgate St/A548, continue to follow A548 Queensferry. At the roundabout, take the 2nd exit onto Drome Cor. At the roundabout, take the 2nd exit onto Welsh Road/B5441. Turn left. At the roundabout, take the 1st exit onto Airfield Road, turn left onto Bayley Road and the property will be located on the left and identified by our For Sale Sign.



ENTRANCE HALL

The property is entered via an opaque double-glazed composite front door, opening into a hallway with marble-effect ceramic tile flooring, a radiator, and stairs rising to the first-floor accommodation. Doors lead off to the living room and cloakroom WC.



CLOAKROOM

5'5 x 3'0

A continuation of the marble-effect ceramic tile flooring leads into the cloakroom, which includes a dual-flush low-level WC, a pedestal wash hand basin with tiled splashback, a radiator, and an opaque window to the front elevation.



LIVING ROOM

16'6 x 11'0

Featuring a window to the front elevation with integrated plantation shutters and a radiator below. A door provides access to the kitchen/dining room.



KITCHEN/DINING ROOM

14'8 x 10'6

Fitted with marble-effect ceramic tile flooring throughout, a radiator, and an under-stairs storage cupboard. UPVC double-glazed French doors open onto the rear garden. The kitchen area is equipped with a range of grey wood grain-effect wall, base, and drawer units complemented by chrome handles and a coordinating work surface, which incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap.

Integrated appliances include a stainless steel double oven, hob, and extractor hood. There is also a fridge/freezer, along with space and plumbing for a washing machine and dishwasher. Recessed ceiling downlights and a rear-facing window complete the room.



KITCHEN



DINING AREA

FIRST FLOOR LANDING

With doors leading to the family bathroom and all three bedrooms, including the principal bedroom with en-suite facilities. There is also loft access, a radiator, and a built-in over-stairs storage cupboard.



BEDROOM ONE

12'4 x 7'10

A window to the front elevation with a radiator beneath. A door leads to the en-suite shower room.



EN SUITE SHOWER ROOM

7'10 x 5'5

An L-shaped en-suite fitted with a low-profile oversized shower enclosure and thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The room has partially tiled walls, ceramic tiled flooring, a heated towel rail, recessed ceiling downlights, and an extractor fan.



BEDROOM TWO

11'2 x 7'10

With a window to the rear elevation and a radiator below.



BEDROOM THREE

7'4 x 6'2

Also benefiting from a window to the rear elevation and a radiator.



FAMILY BATHROOM

7'2 x 6'2

Installed with a modern white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, dual-flush low-level WC, and a pedestal wash hand basin. Features include partially tiled walls, an opaque window to the front elevation, a chrome heated towel rail, recessed ceiling downlights, and an extractor fan.



EXTERNALLY

To the front of the property are twin off-road parking spaces, along with a paved pathway leading along the side of the house through timber side access to the rear garden. The pathway also leads to the front door, which is positioned to the right-hand side of a courtesy light. The landscaped rear garden enjoys a sunny southerly orientation. It features a central lawn surrounded by paved pathways, sleeper-raised planters, and includes both an external light and water supply. The garden is enclosed by timber fencing for privacy.



REAR GARDEN

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax : C Band (Flintshire).

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

