

# Town & Country

Estate & Letting Agents

Monet Close, Deeside

£200,000



This beautifully presented two-bedroom semi-detached residence, located in the sought-after area of Connah's Quay, offers an exceptional opportunity for first-time buyers and discerning homeowners alike. Finished to a modern standard throughout, the property features UPVC double-glazed windows, off-road parking, and a substantial detached garage complete with a utility room, providing excellent storage and versatility. Situated within easy reach of local shops, schools, and amenities, this charming home combines comfort, convenience, and contemporary living. Early viewing is highly recommended.

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## DESCRIPTION

Beautifully presented and set within a quiet cul-de-sac, this attractive two-bedroom semi-detached home offers modern living in a highly convenient location. The property features a bright living room, a stylish kitchen/dining room with French doors to the garden, and a contemporary bathroom. Externally, the home benefits from off-road parking, a substantial detached garage with utility room, and an enclosed rear garden with patio and lawn. With UPVC double glazing and gas central heating throughout, this is an ideal home for first-time buyers, downsizers, or investors seeking a well-maintained and ready-to-move-into property.



## LOCATION

Connah's Quay offers excellent everyday convenience with a range of well-regarded primary schools including Wepre C.P. School, Ysgol Cae'r Nant, Golftyn C.P. School and Bryn Deva Primary, along with Connah's Quay High School providing secondary education. The area benefits from strong public transport links, with regular bus services connecting to Deeside, Shotton, Queensferry, Flint and Chester, alongside dedicated school-bus routes serving local pupils. For commuters, the town provides easy access to the A55, as well as the A494 and A548, offering fast connections across North Wales, Deeside Industrial Park and towards Chester and the wider motorway network.

## DIRECTIONS

From Chester, take the A483 towards Wrexham, then join the A55/A494 North Wales Expressway. Exit at Junction 33A for the B5126 towards Connah's Quay. Follow Connah's Quay Road and Mold Road, then continue onto Ffordd Llanarth and Golftyn Lane. Turn left onto Courbet Drive and right onto Monet Close—17 Monet Close will be on the right.

## ENTRANCE HALL

The property is entered through an opaque

UPVC double-glazed door, which opens into an entrance hall with a ceramic tiled floor and a door leading to the living room.



## LIVING ROOM

14'9" x 11'7"

The property boasts a cosy yet well-proportioned modern living room, designed to feel bright and inviting. A front-facing window allows natural light to flood the space, complemented by a radiator beneath for year-round comfort. Stairs rise neatly to the first-floor accommodation, while a door to the rear leads through to the kitchen/dining room, creating an easy and practical flow throughout the home.



## KITCHEN

11'7" x 8'9"

The property benefits from a great sized, modern kitchen/dining room, fitted with an attractive range of shaker-style wall, base and

drawer units finished with stainless steel handles. Generous wood-grain effect work surfaces house a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. The kitchen includes an integrated dishwasher, with ample space for a cooker and tall fridge/freezer. Completing the room is a ceramic tiled floor, radiator, extractor fan, and elegant French doors that open directly onto the rear garden, allowing natural light to enhance this spacious and welcoming area.

## FIRST FLOOR LANDING

The landing provides access to the loft space and doors leading to the bathroom and both bedrooms.



## BEDROOM ONE

9'8" x 8'9" (measured to wardrobes)

The main bedroom is a warm and inviting space, made even more practical by a full wall of light wood-grain wardrobes providing excellent storage. A window to the rear elevation fills the room with gentle natural light, while the radiator beneath adds to the room's cosy, welcoming feel.



## BEDROOM TWO

11'7" x 7'2"

The second bedroom offers a welcoming space, beautifully enhanced by its neutral decoration and comfortable proportions. A front-facing window allows soft natural light to fill the room, while the radiator beneath helps create a warm, homely atmosphere—ideal as a guest room, child's room or a study.



## BATHROOM

8'8" x 4'2"

Fitted with a white three-piece suite comprising a panelled bath with thermostatic shower and folding protective screen above, a dual-flush low-level WC, and a vanity unit with washbasin and mixer tap with mirror above. The floor is ceramic tiled, the walls fully tiled, and additional features include a chrome heated towel rail, extractor fan, and an opaque window to the side elevation. Recessed downlights are set within the PVC-clad ceiling. A deep built-in storage cupboard houses the Ideal gas boiler.



## REAR GARDEN

A timber-gated side access leads to a paved pathway and a golden gravel garden, providing access to the garage and the lawned rear garden with a paved patio area. There is also external lighting and a water supply.



## GARAGE

18' x 9'4"

This pitched-roof garage, with up-and-over door, power, and lighting, is divided into a front garage area and a utility room to the rear.

## UTILITY ROOM

9'4" x 6'8"

The utility room has a ceramic tiled floor and is fitted with a wood-grain effect base unit and work surface housing a stainless steel single-drain sink unit with mixer tap and tiled splashback. There is plumbing for a washing machine, recessed downlights set within the ceiling, and UPVC access doors leading to the side garden and to additional storage space positioned at the rear of the garage.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: C

## 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.

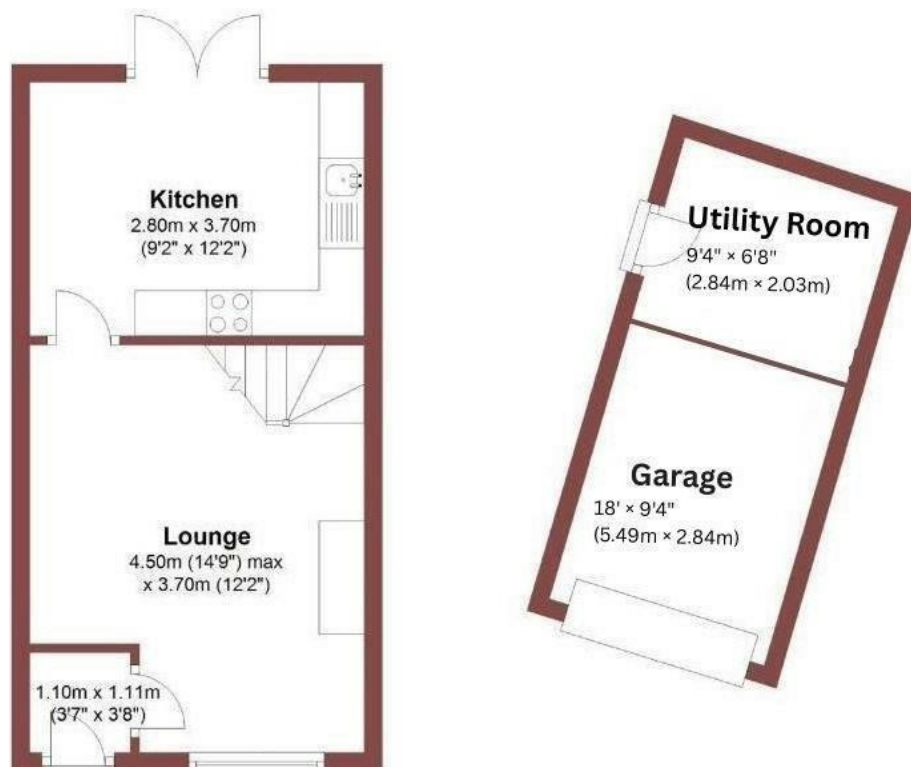
## MORTGAGE SERVICES

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.

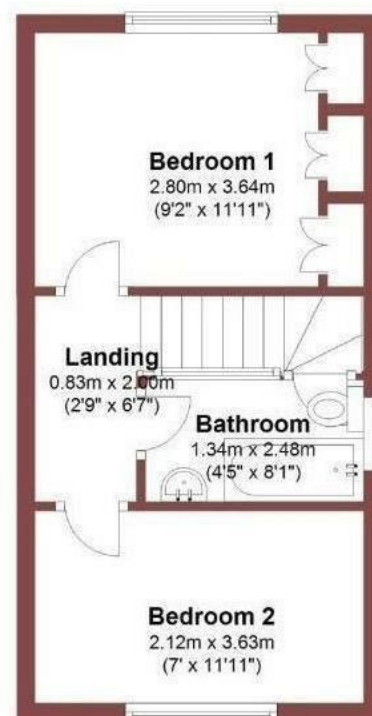
## Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.