

Cedar Gardens, Aston, DEESIDE. CH5 1XJ
NEW PRICE £237,000 **NO CHAIN** MS10733



DESCRIPTION: Rarely do properties come for sale in this road which is in a popular residential area. A detached bungalow which has been improved by the present owner and has a large garden the property briefly comprises: - entrance hall, lounge with dual aspect windows, modern fitted kitchen, spacious central hall, 3 bedrooms and modern bathroom. Gas heating and double glazing. Driveway and garage. Workshop/office space. Established gardens with Arbour with decked veranda. Viewing recommended. Freehold. Flintshire County Council Tax band: D

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton Lane and continue passing the shops and playing field until the lane narrows and follow the one-way sign left and continue until turning right into Courtland Drive. Proceed until turning left into Elm Avenue and take the first left into Cedar Gardens where the property will be found tucked into the cul de sac on the left.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, double glazed front door and side panel and laminate floor. Walk in storage with double glazed window and wall mounted gas boiler.

LOUNGE: 16' x 11' 8" (4.88m x 3.56m) Radiator and two double glazed windows. Electric fire with modern fire surround.



KITCHEN: 11' 7" x 8' 8" (3.53m x 2.64m) Radiator and double-glazed window. one and a half sink unit with storage below and matching modern wall and base units with work surface over and complimentary modern tiling to the splash back areas. Breakfast bar. Electric oven and hob. Laminate floor. Side exit door.



INNER HALL Laminate floor and loft access.

BEDROOM 1: 11' 8" x 10' 9" (3.56m x 3.28m) Radiator and double glazed window.



BEDROOM 2: 10' 8" x 8' 9" (3.25m x 2.67m) Radiator and double glazed window.



BEDROOM 3: 8' 8" x 8' (2.64m x 2.44m) Radiator and double glazed window.



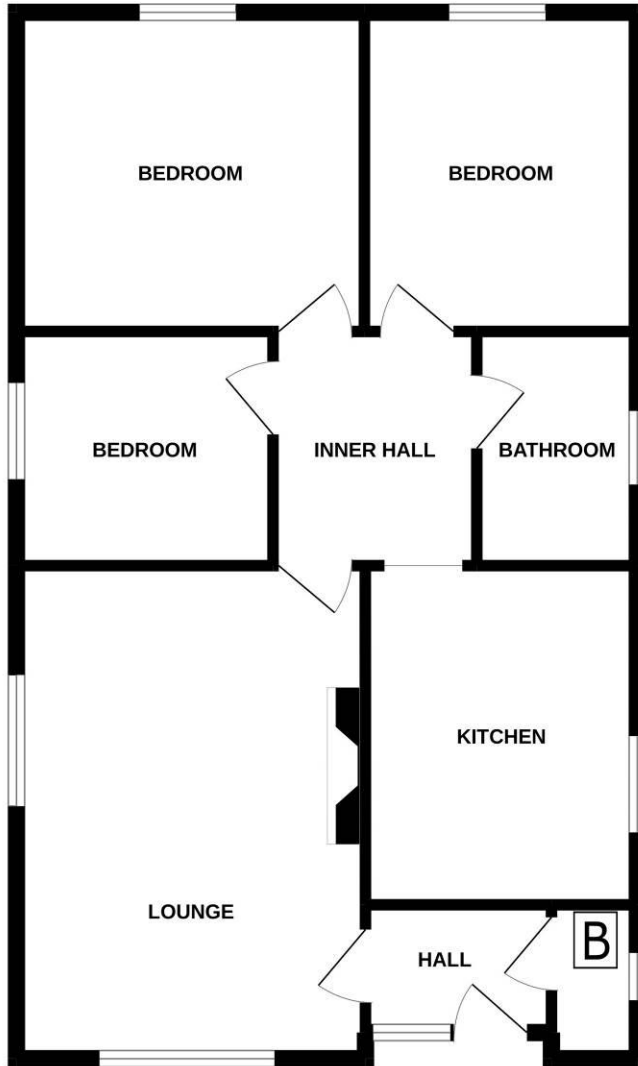
BATHROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower attachment over. Complimentary modern tiling to the walls and floor.



OUTSIDE: Drive leading alongside of the property providing parking leading to the garage. Lawn gardens to the front and side with Arbour with decked veranda and large decked patio to the rear with access to the workshop which could provide recreational space or office space.

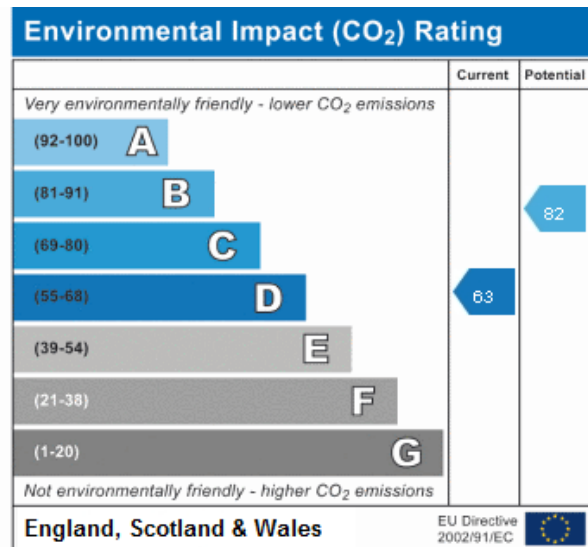
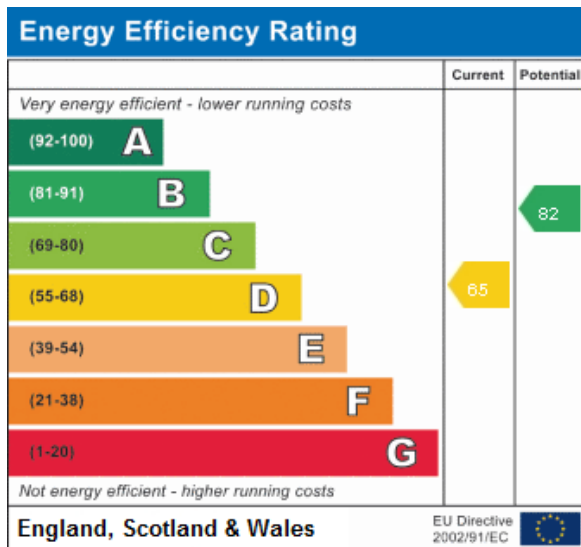


GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: - This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.