

16 St Davids Drive

MS10941



**CONNAH'S
QUAY**

£220,000
NO CHAIN

16 St Davids Drive, Connah's Quay, Deeside, CH5 4SR
£220,000 **NO CHAIN** MS10941



DESCRIPTION: A spacious three bedroom extended detached family house within walking distance of a primary school. The property has a large garden and briefly comprises:- welcoming entrance hall, modern fitted kitchen, spacious lounge through dining room, and conservatory. On the first floor are 3 bedrooms, a study room and shower room. Double glazing to most windows and gas heating. Resin style driveway for parking and garage. Established rear garden.

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 9.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. Turn left after Browns Furniture into Pinewood Avenue and right into St David's Drive where the property will be seen on the left hand side.

LOCATION: Situated in an established residential location being convenient local shops and a walk away from the primary school.

HEATING: Gas heating with radiators.

ENTRANCE HALL: 0m Radiator, double glazed front door and under stairs storage cupboard.



KITCHEN: 13' 9" x 8' 6" (4.19m x 2.59m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Wall cupboard housing the gas boiler.



LOUNGE: 21' 3" x 11' 2" (6.48m x 3.4m) Radiator, gas fire with brickwork fire surround and double glazed door to the conservatory.



CONSERVATORY: 11' 3" x 8' (3.43m x 2.44m) Double glazed windows and door to the garden. Laminate floor.



DINING ROOM: 13' 2" x 12' 11" (4.01m x 3.94m) Radiator, one double glazed window and one single glazed window.



STAIRS AND LANDING: Radiator and double glazed window. Loft access.

BEDROOM 1: 13' 6" x 10' 2" (4.11m x 3.1m) Radiator and double glazed window. Fitted wardrobes with mirror sliding doors.



BEDROOM 2: 9' 6" x 8' 8" (2.9m x 2.64m) Radiator and double glazed window.



BEDROOM 3: 11' 4" x 9' 2" (3.45m x 2.79m) Radiator and double glazed window. Built in storage.



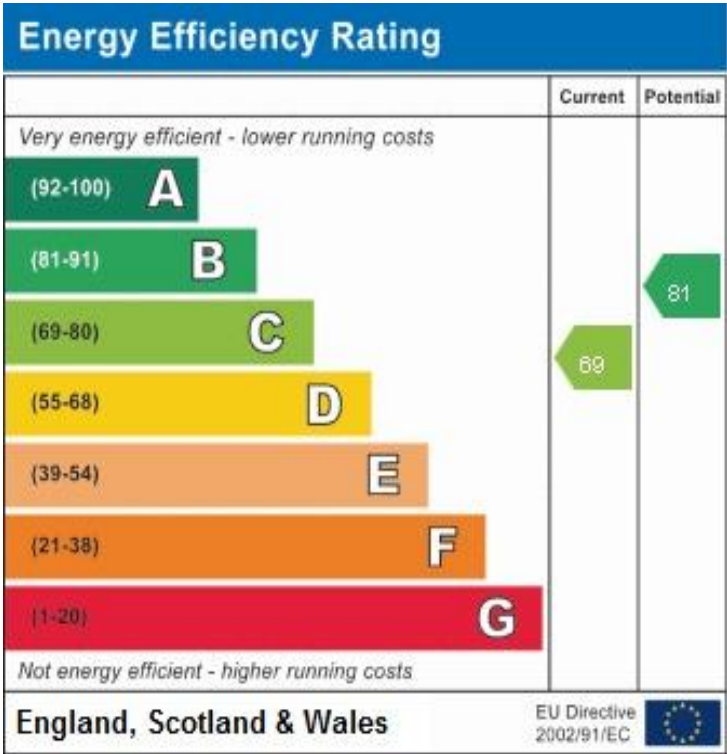
STUDY "L" SHAPED 11' 5"(max) x 8' 9" (max)(3.48m x 2.67m) Radiator and Velux windows.



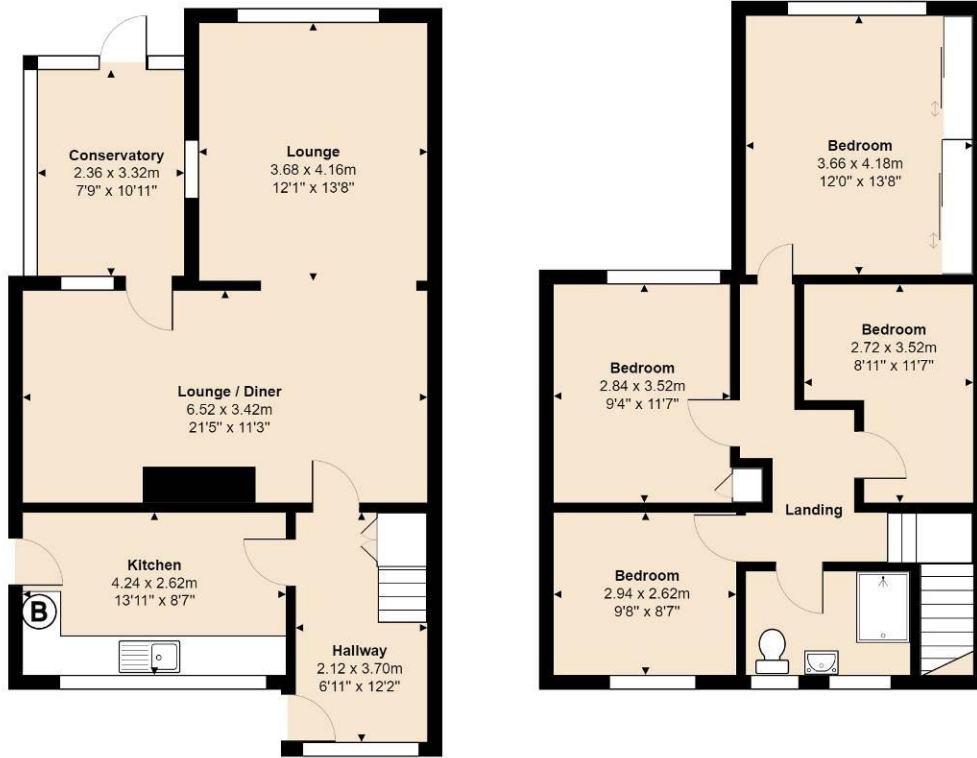
SHOWER ROOM: Radiator, two double glazed windows, w.c., wash hand basin in vanity unit and shower cubicle. Complimentary tiling.



OUTSIDE: Resin style driveway providing parking leading the the garage. Front lawn garden. To the rear is a paved patio ideal for alfresco dining and lawn gardens with established shrubs.



16, St Davids Drive, Connahs Quay, CH5 4SR



Total Area: 126.3 m² ... 1360 ft²

All measurements are approximate and for display purposes only

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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.