

Wirral View, Connahs Quay, Deeside, Flintshire, CH5 4TD
£230,000 MS11015



DESCRIPTION: A larger than expected bungalow standing in larger than average private gardens in a desirable location. This beautifully presented property has recently had a new kitchen fitted and new carpets and comprises:- bright and airy welcoming entrance hall, lounge with French doors to the lovely gardens, comprehensively fitted kitchen/breakfast room, 2 double bedrooms and 1 generous single bedroom, Spacious bathroom with white suite. Gas heating and double glazing. Sweeping driveway providing parking for 3/4 cars. Garage. Lawn front garden and lovely large private rear garden ideal for alfresco dining and entertaining.

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

DESCRIPTION: Turn left out of the Shotton office and proceed to Connah's Quay. On reaching the traffic lights turn left into Wepre Drive and continue passing the park on the left until reaching the "T" junction and turn left onto Mold Road. Take the next right into Merllyn Avenue and the second right into Wirral View where the property will be seen on the left hand side.



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: A desirable and established residential area with shopping available at the Quay precinct and primary and secondary schools in the vicinity.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and radiator. Loft access, Built in cloaks cupboard.



LOUNGE: 16' 2" x 11' 9" (4.93m x 3.58m) Radiator, double glazed French doors and windows looking over the rear garden. Brickwork fire surround with plinths and mantle with set in electric fire.



KITCHEN/BREAKFAST ROOM: 11' 9" x 10' 8" (3.58m x 3.25m) Radiator and double glazed window. Plumbing for an automatic washing machine and dishwasher. One and a half sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob with canopied extractor over. Gas boiler concealed in a wall unit. Complementary tiling and vinyl floor covering. Double glazed door to the gardens.



BEDROOM 1: 12' 8" x 11' 10" (3.86m x 3.61m) Radiator and double glazed window. Fitted bedroom furniture provides wardrobes, storage, draw units and bedside cabinets. Also further built in storage with a vanity space created with lighting.



BEDROOM 2: 11' 9" x 9' 9" (3.58m x 2.97m) Radiator and double glazed window. Fitted wardrobes and storage.



BEDROOM 3: 7' 9" x 7' 9" (2.36m x 2.36m) Radiator and double glazed window. Fitted storage units and display shelving.



BATHROOM: 7' 9" x 6' 8" (2.36m x 2.03m) Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



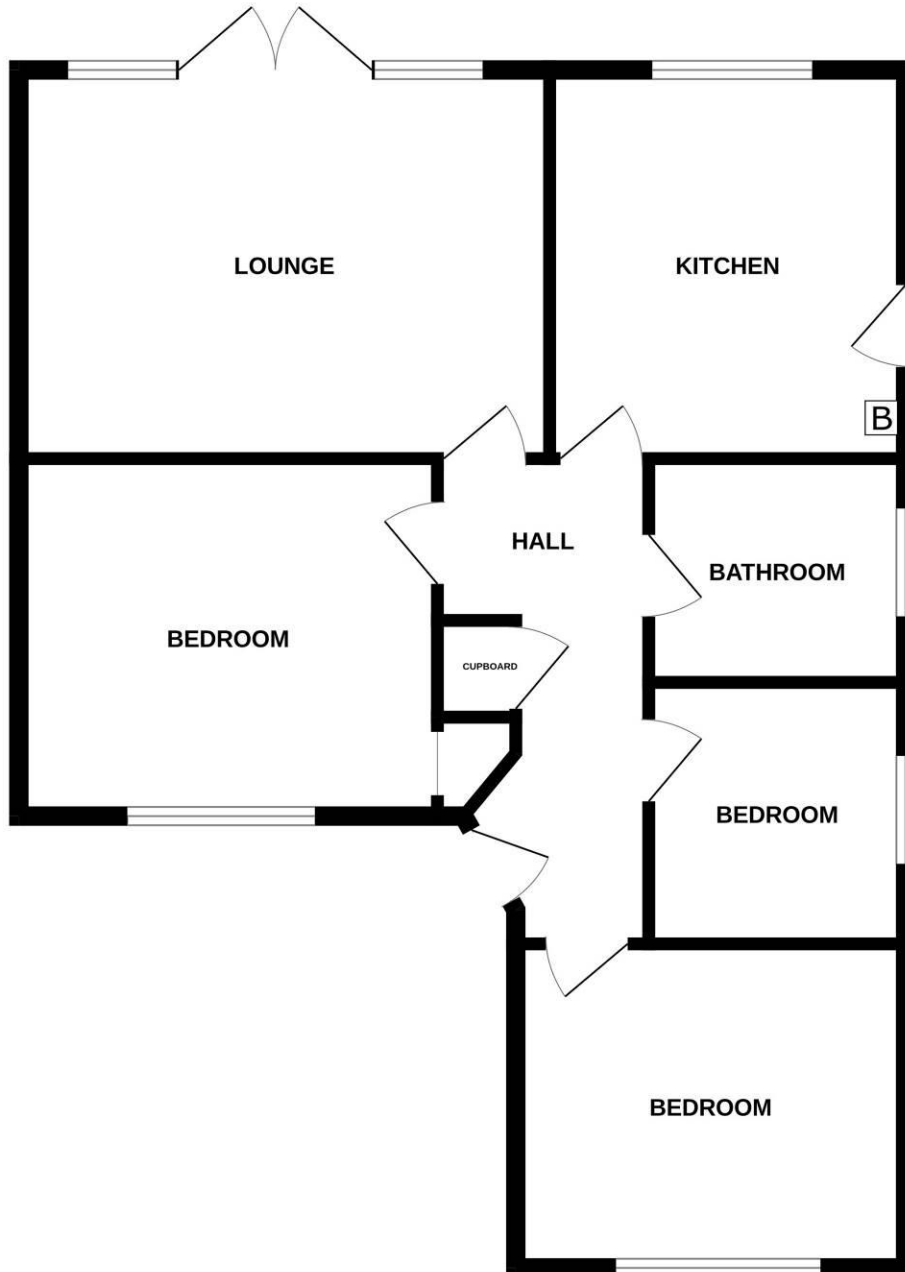
OUTSIDE: A lawn garden to the front with tarmacadum driveway leading to the garage with up and over door.. A timber gate leads to the private rear gardens which are larger than average with shaped specimen trees and shrubs. Lawn garden's with two patio area's ideal for alfresco dining an entertaining.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey