

Vaughan Way, Connah's Quay, DEESIDE, Flintshire, CH5 4NG
Offers in excess £260,000 MS11105



DESCRIPTION: A beautifully presented, individually designed detached home being close to a popular primary school. Ideal for a family the generous accommodation comprises: welcoming entrance hall which is flooded with light, Lounge through diner and comprehensively fitted kitchen/breakfast room with appliances. On the first floor are three good size bedrooms and a larger than average bathroom. Gas heating and double glazing. Garage and parking for 2/3 cars Neatly tended gardens to the front and rear. Viewing recommended.

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 left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and continue passing Wepre Park until turning left into Wepre Lane and continue up the hill into Ffordd Newydd. Turn right into Llwyni Drive just before the school and right into Vaughan Way continue until the property will be seen on the right 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: Situated in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators. The gas boiler is in the garage.

ENTRANCE PORCH Sliding double glazed doors and double glazed door to:-

ENTRANCE HALL: A bright and airy space with radiator and under stairs storage cupboard.



LOUNGE/DINER: 23' 2" x 12' 4" (7.06m x 3.76m) Two radiators and two double glazed windows. Electric fire with fire surround and mantle.



KITCHEN/BREAKFAST ROOM: 17' 8" x 8' 8"(max) 5'3(min) (5.38m x 2.64m) Two radiators and double glazed window. Plumbing for an automatic washing machine. One and a half stainless steel sink unit with a comprehensive range of matching wall and base units with work surface over. Electric oven and gas hob with extractor over. Breakfast bar. Double glazed rear exit.



STAIRS AND LANDING: Airing/linen cupboards. Double glazed window and loft access.

BEDROOM 1: 12' 6" x 11' 8" (3.81m x 3.56m) Radiator and double glazed window. Fitted wardrobes. Recess space 7' 4" X 3' 9" would lend its self to walk in wardrobe space or possibly an ensuite.



BEDROOM 2: 12' 5" x 12' 2" (3.78m x 3.71m) Radiator and double glazed window.



BEDROOM 3: 11' 9" x 7' 2" (3.58m x 2.18m) Radiator and double glazed window.



BATHROOM: 7' 8" x 6' 9" (2.34m x 2.06m) Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary tiling.

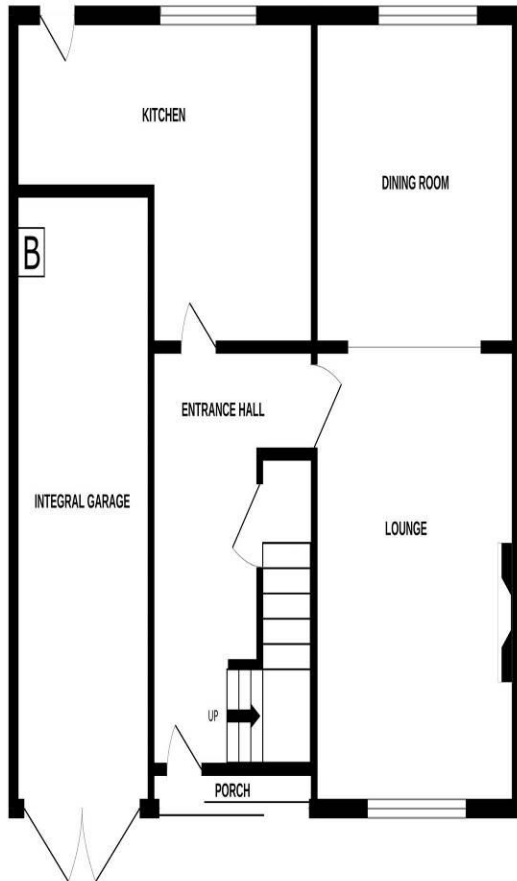


OUTSIDE: Block paved frontage providing parking for 2/3 cars leading to the garage with double doors. The front garden has a lawn with boxed planters with slate borders. A gate each side of the property leads to the rear where there are shaped lawn gardens with planted border and a paved patio to the rear.

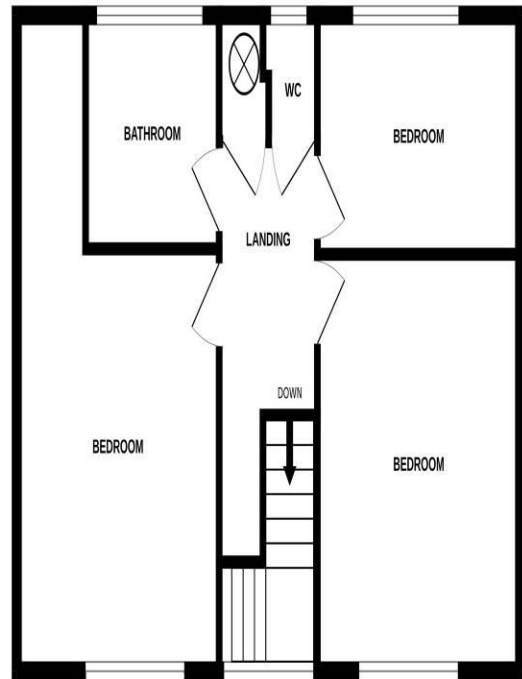


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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

