

Cestrian Street, Connah's Quay, Deeside, Flintshire, CH5 4EF
£100,000 MS11137



DESCRIPTION: If you are a first time buyer or investor this may be the one for you. Beautifully presented two bedroom ground floor apartment with the lease having 967 years remaining. The ready to move into accommodation briefly comprises:- entrance hall with useful storage, two bedrooms, larger than average bathroom, cosy lounge/diner and modern kitchen. Gas heating and double glazing. If you enjoy alfresco dining and entertaining this property offers a lovely easy maintenance garden to facilitate this. 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. After passing the Custom House pub on the left take the second right into Wesley Street and first right into Cestrian Street. Turn left at the end of Cestrian Street in front of the Bowling Club and the property will be seen on the left and continue to the car park for the property.



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 local shops and services, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: UPVC front door, radiator, built in storage cupboard and laminate flooring.

BEDROOM 1: 11' 6" x 10' 2" (3.51m x 3.1m) Radiator and double glazed window.



BEDROOM 2: 7' 9" x 7' (2.36m x 2.13m) Radiator and double glazed window. Laminate floor. This room is presently used as an art/craft space.



BATHROOM: 10' 4" x 5' 8" (3.15m x 1.73m) Larger than the average bathroom. Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling.



LOUNGE/DINER: 12' 4"(max) x 12' 1" (max) 5'9" (min) Plus recess 6'4" x 3'3"(3.76m x 3.68m) Open plan living space with radiator and double glazed window. Large built in storage cupboard. Laminate floor and French doors to the enclosed garden.

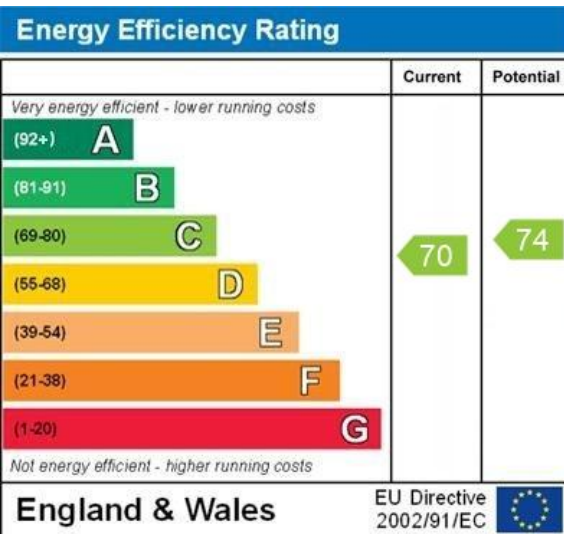


KITCHEN: 6' 5" x 5' 7" (1.96m x 1.7m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Complementary tiling to the splash back areas. Electric oven and gas hob. Wall mounted gas boiler. Vinyl flooring.



OUTSIDE: Enclosed by panel fencing and a gate leading to the car park is a great space for enjoying entertaining. Low maintenance with artificial grass and patio area.

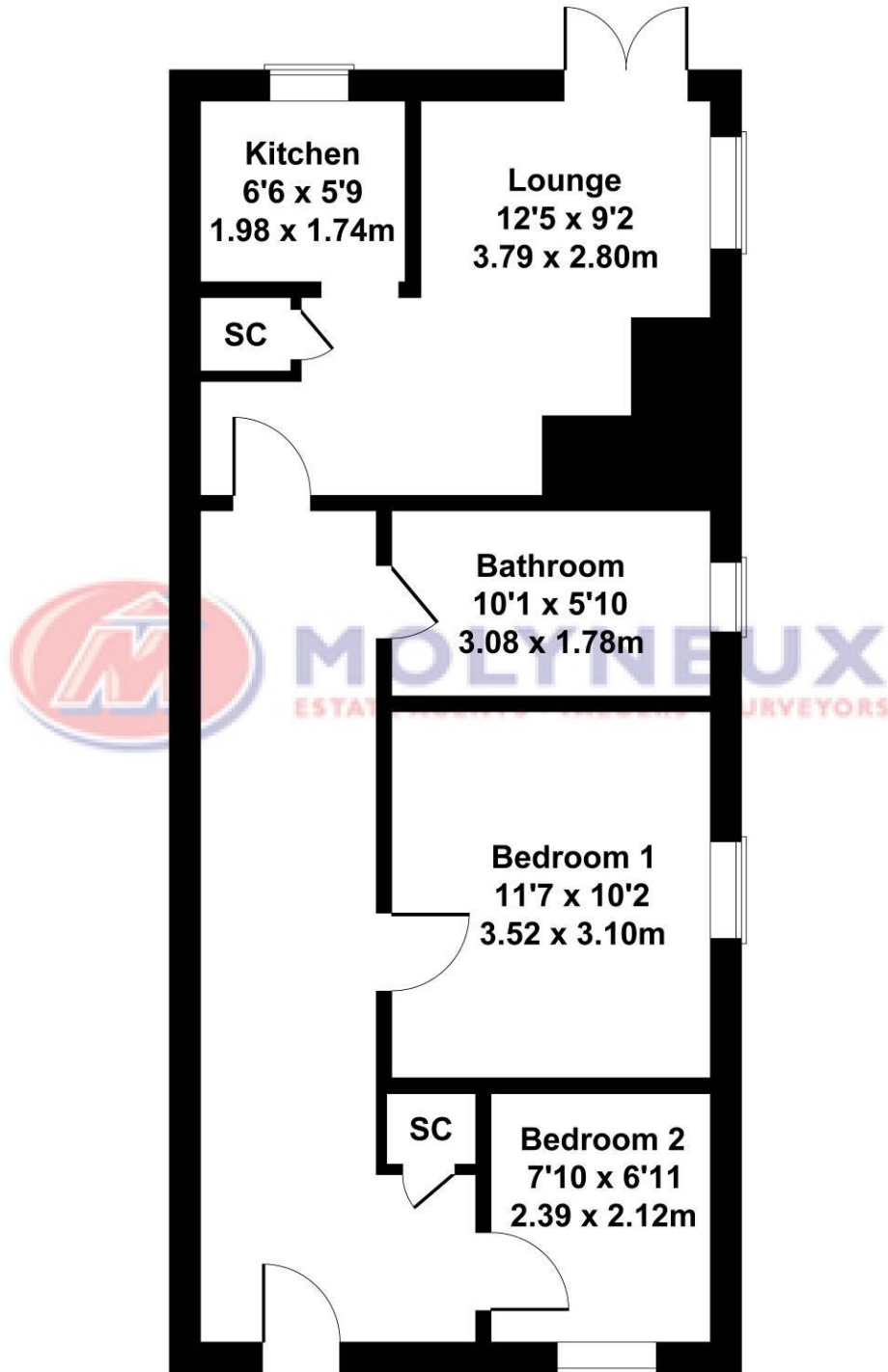




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2B Cestrian

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.