

Merllyn Avenue, Connah's Quay, Deeside, Flintshire, CH5 4TA
 £280,000 MS11118



DESCRIPTION: If you are looking for a substantial family home and love socialising and entertaining this could be the home for you. Standing in large gardens which lends itself to further development subject to any necessary consents and approvals. There was outline planning approved in 2009 for the erection of a three-bedroom detached house on the side garden. The property briefly comprises:- entrance hall, lounge/dining room with French doors to a covered entertaining space being ideal for alfresco dining and provides access to a timber building which is presently been used as a bar/recreational space., "P" shaped conservatory, comprehensively fitted kitchen/breakfast room, study which was formally the garage (the garage door is still in situ), walk in pantry/store room, utility room and cloaks/w.c. To the first floor are three bedrooms and a modern bathroom. Gas heating and double glazing. Parking for several cars. Large garden being ideal for families. 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 left out of the Shotton and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and proceed passing the park on the left. At the "T" junction turn right onto Mold Road and then Left into Merllyn Avenue where 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.

ENTRANCE HALL: Welcoming hall with radiator composite front door, Under stairs storage cupboard and gradual staircase with foot lighting. New carpet throughout.



LOUNGE/DINER: 21' 4" x 11' 7" (6.5m x 3.53m) Radiator and double glazed window. Living flame electric fire with surround and mantle. Laminate floor with French doors to the covered entertaining space.



KITCHEN/BREAKFAST ROOM: 15' 7" x 8' 2" (4.75m x 2.49m) Vertical radiator and double glazed window. One and a half sink unit with storage below and a matching comprehensive range of wall and base units with work surface over. Electric oven and gas 5 ring hob with extractor over. Built in fridge (not in use). Tiled floor and tiling to the splash back areas. Tiled floor with floor lighting.



"P" SHAPED CONSERVATORY: 20' 9" x 10' 9" (max) 6' 5" (min) (6.32m x 3.28m) Radiator, double glazed windows and French doors. Insulated and plastered ceiling.



SIDE HALL Composite entrance door and radiator. New Carpet

STUDY: 11' 3" x 8' 7" (3.43m x 2.62m) Radiator and double glazed window. Laminate floor.



UTILITY ROOM: 6' 3" x 5' 7" (1.91m x 1.7m) Radiator, double glazed window, plumbing for an automatic washing machine. single sink unit with storage below and tiling to the splash back areas.

CLOAKS/W.C Wash hand basin, w.c., and extractor fan.



WALK IN PANTRY/STOREROOM 8' 5" x 6' 2" (2.57m x 1.88m) Great storage space.

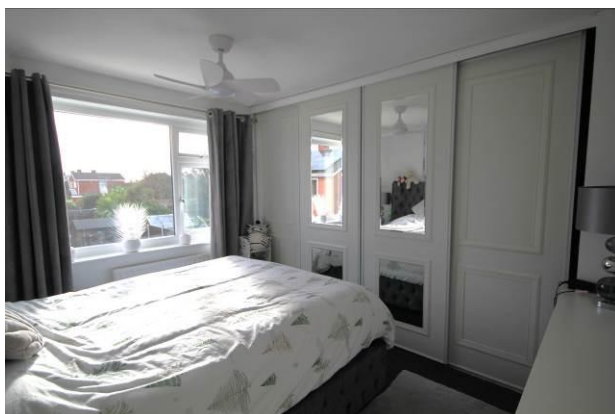


CORRIDOR: New carpets

STAIRS AND LANDING: Double glazed window, loft access and cupboard housing the gas boiler.



BEDROOM 1: 11' 4" x 9' 2" (3.45m x 2.79m) Radiator and double glazed window. Fitted wardrobes with sliding panel having mirror panels.



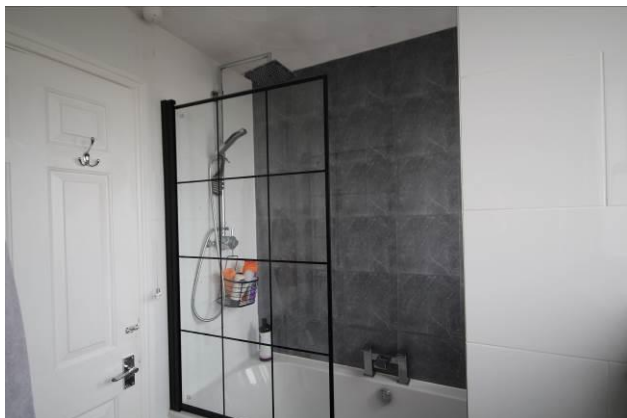
BEDROOM 2: 11' 5" x 10' (3.48m x 3.05m) Radiator and double glazed window. New carpet.



BEDROOM 3: 8' 7" x 7' 5" (2.62m x 2.26m) Radiator and double glazed window. Presently used as a dressing room. Built in wardrobe. Laminate floor.



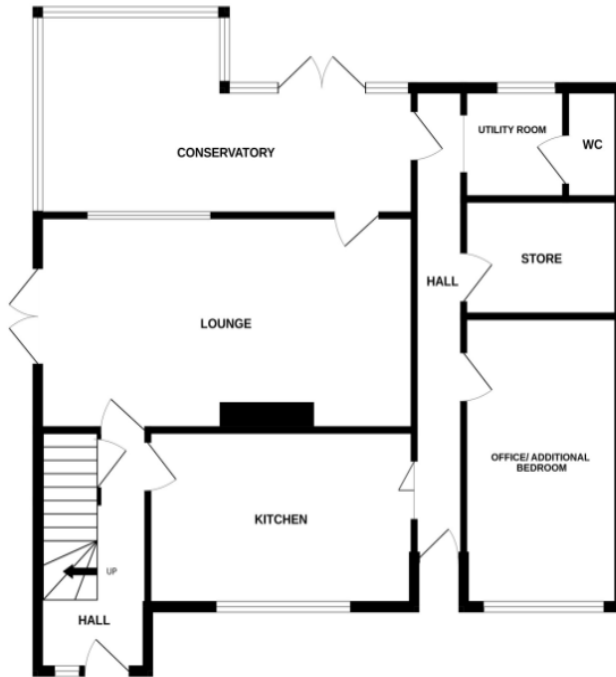
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with waterfall tap having a shower over. Complimentary tiling. New Vinyl flooring.



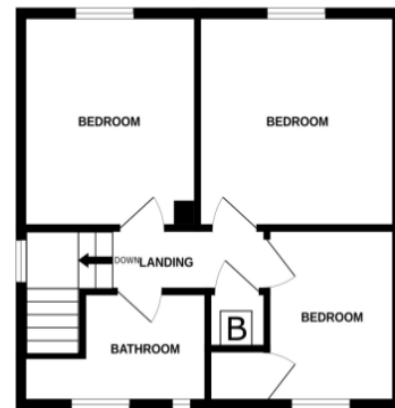
OUTSIDE: An extensive hard landscaped frontage providing parking for several cars. The gardens which lends itself to further development subject to any necessary consents and approvals. There was outline planning approved in 2009 for the erection of a three-bedroom detached house on the side garden. To the rear are large lawn gardens with a paved patio area. A playhouse/recreational timber building 10' 8" x 7' 5" with double doors opening onto a canopied decked veranda ideal for alfresco dining or provides space for children to play outside even on rainy days. Summer house.



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.

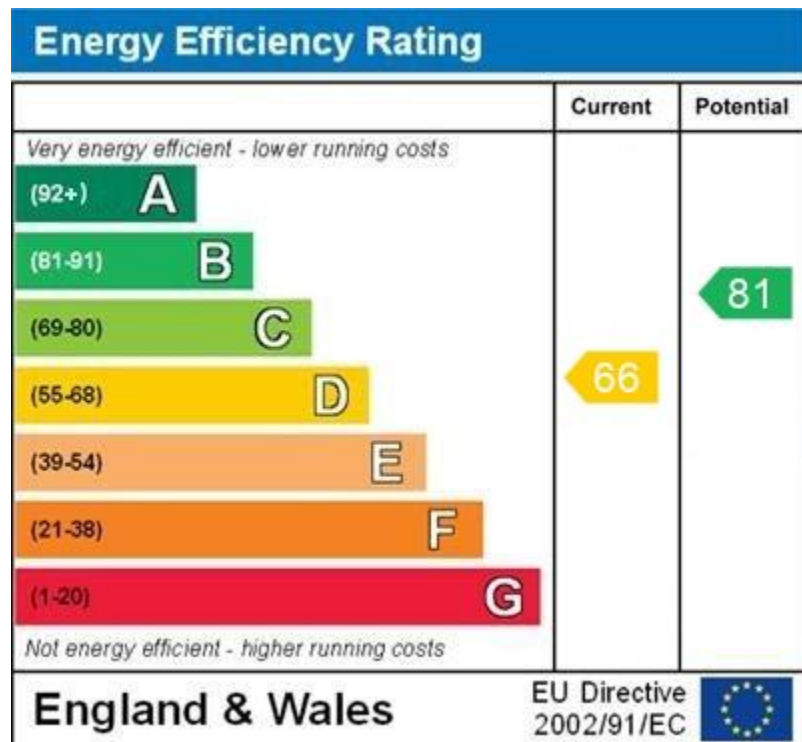


1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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