

Catherine Drive, Ewloe, Deeside, Flintshire, CH5 3RB  
**Offers invited** £265,000 MS11143



**DESCRIPTION:** Situated in a sought after residential location is this three bedroom link detached house which is convenient for Hawarden Village and briefly comprises:- entrance porch, welcoming entrance hall, cloaks/w.c., lounge, dining room, spacious conservatory and kitchen. On the first floor are three bedrooms and a shower room. Gas heating and double glazing. Tarmacadam frontage providing parking leading to the garage. To the rear is wrap around decking and lawn gardens.

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry. At the traffic light intersection continue to the roundabout and take the fourth exit onto the bypass on proceed until exiting for Buckley. St the roundabout take the first exit and at the next roundabout take the first exit and proceed until taking the first left into Carlines Avenue and third left into Catherine Drive where the property will be seen on the right hand side.



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**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 great location for access to the A55 link Road network and the village of Hawarden which has local shopping and professional services. Popular schools for primary and secondary education.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed door and windows with tiled floor.

**ENTRANCE HALL:** Radiator, Double glazed front door and built in cloaks cupboard,

**CLOAKS/W.C** Double glazed window, w.c., and wash hand basin.



**LOUNGE:** 13' 1" x 11' 4" (3.99m x 3.45m) Radiator and double glazed window. Electric fire with fire surround and mantle.



DINING ROOM: 11' 6" x 7' 2" (3.51m x 2.18m) Radiator and double glazed patio doors to:-



CONSERVATORY: 9' 6" x 7' 1" (2.9m x 2.16m) Double glazed windows and French doors to the gardens.



KITCHEN: 10' 4" x 7' 1" (3.15m x 2.16m) Radiator and double glazed window. Walk in storage with plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob with extractor over. Wall mounted gas boiler concealed in a wall unit. Tiled floor and rear exit door.



**STAIRS AND LANDING:** Two stage staircase, Double glazed window and airing cupboard.

**BEDROOM 1:** 13' 9" x 11' 9" (max to wardrobe recess) (4.19m x 3.58m) Radiator and double glazed window.



**BEDROOM 2:** 10' 8" x 7' 2" (3.25m x 2.18m) Radiator and double glazed window. Built in wardrobe.



**BEDROOM 3:** 7' 3" x 7' 2" (2.21m x 2.18m) Radiator and double glazed window. Built in wardrobe.





BATHROOM: Radiator, double glazed window, w.c., wash hand basin and shower cubicle.

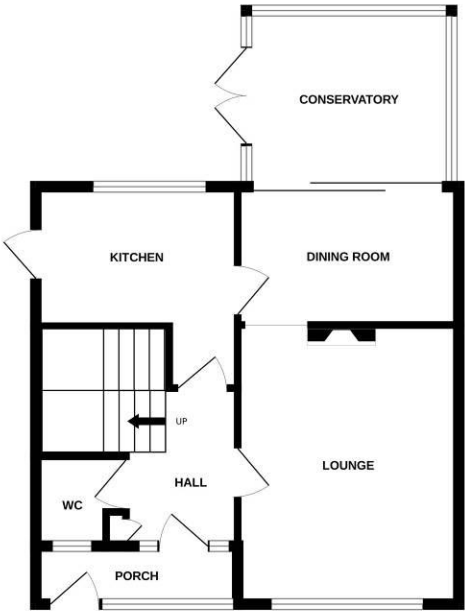


OUTSIDE: Tarmacadum frontage providing parking leading to the garage withup and over door and rear personal door. Lawn gardens to the rear and a large decked area.

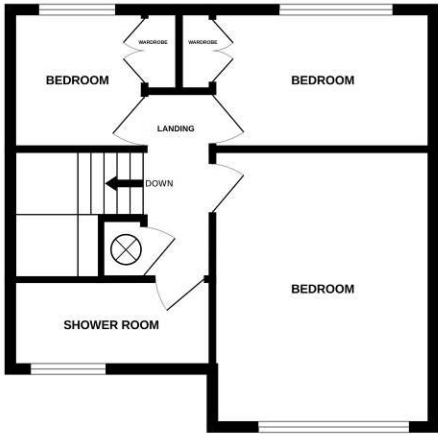


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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