

Fron Road, Connah's Quay, Deeside, Flintshire, CH5 4PQ
£145,000 MS11107



DESCRIPTION: If you are looking for space in a period building with all the modern attributes this could be for you. Beautifully presented the property has been refurbished in recent years and provides;- entrance hall, bright and airy lounge through diner with French doors to the gardens and modern kitchen. On the first floor are two double bedrooms and a stunning bathroom. Gas heating and double glazing. Gardens ideal for alfresco dining. 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. Proceed through the traffic lights and just after the shopping parade turn left into Fron Road 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: Really convenient for shopping, schools and medical centre.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door. A bright welcoming space.

LOUNGE AREA 12' x 11' 2" (3.66m x 3.4m) Radiator and double glazed window.



DINING AREA 14' 9"(max) x 12' 3" (4.5m x 3.73m) Radiator and double glazed French doors to the garden. Under stairs storage.



KITCHEN: 9' 2" x 8' (2.79m x 2.44m) Double glazed window. One and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Complementary tiling to the splash back areas. Laminate style flooring. Double glazed rear exit.

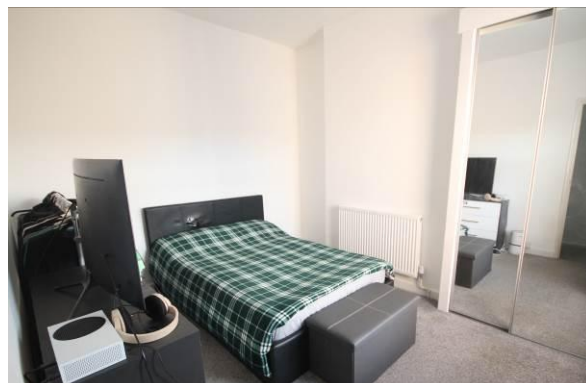


STAIRS AND LANDING: Loft access.

BEDROOM 1: 14' 9" x 12' (4.5m x 3.66m) Radiator and two double glazed windows.



BEDROOM 2: 12' 1" x 8' 8" (3.68m x 2.64m) Radiator and double glazed window. Fitted wardrobes with mirror doors.



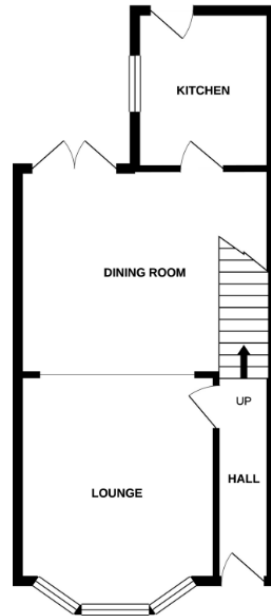
STUNNING BATHROOM 9' 1" x 7' 1" (2.77m x 2.16m) Larger than average; this is definitely a selling point. Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling with inset display shelving with lighting. Laminate style flooring.



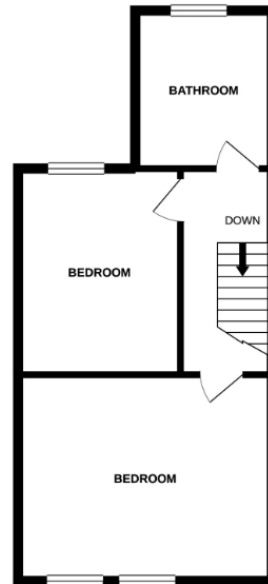
OUTSIDE: Single access gate with coloured stone frontage. To the rear are two storage sheds and lawn garden with timber beds for planting. A great space for alfresco entertaining.



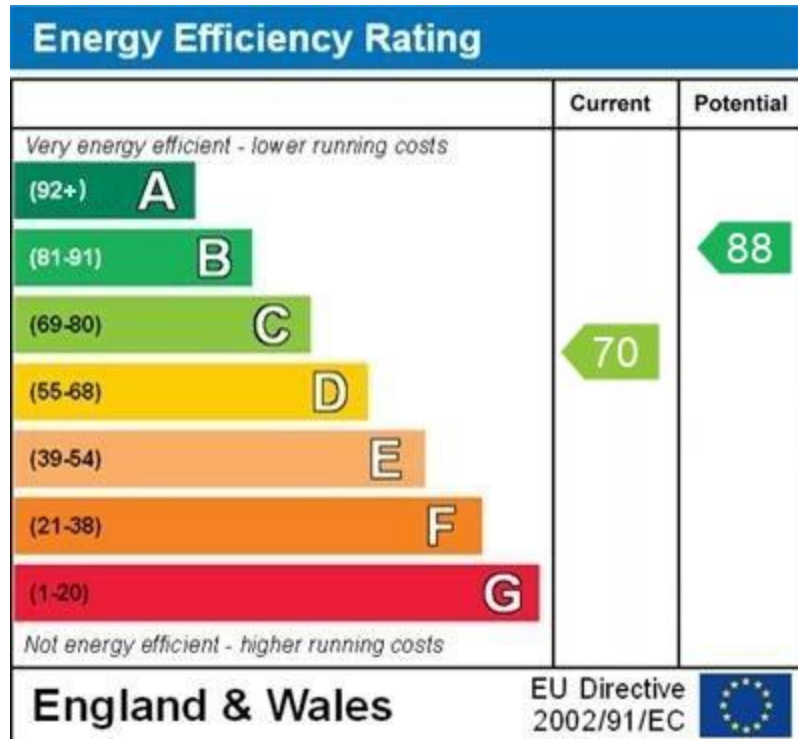
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors 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 here are based on the best practice available at the time of writing and are not intended to be taken as a guarantee of performance or efficiency. Made with Viewpoint 3D.



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.