

Tecwyn Drive, Connah's Quay, Deeside, Flintshire, CH5 4JN
NO CHAIN £185,000 MS11245



DESCRIPTION: If you are looking for a well presented family home which is convenient for primary and secondary education this could be the one for you. A three bedroom semi detached house which briefly comprises:- bright and airy entrance hall, lounge and modern kitchen through dining area with patio doors to the rear. On the first floor are three bedrooms and bathroom with a white suite and mains shower. Gas heating and double glazing. Driveway and garage. Enclosed rear garden ideal for alfresco dining and entertaining. 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. Continue through Connah's Quay until Turning left before Coleg Cambria into Golftyn Lane and continue until taking the fifth turning left into Viking Way and third turning left into Tecwyn Drive, turn right and the property will be seen on the left 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: Double glazed front door and side panel. Radiator.

LOUNGE: 13' 3" x 12' 6" (4.04m x 3.81m) Radiator and double glazed window. A comfortable relaxing space.



KITCHEN/DINER: 15' 7" x 10' (4.75m x 3.05m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Wall mounted gas boiler. Under stairs storage. Rear exit and double glazed patio doors to the rear.



STAIRS AND LANDING: Double glazed window, linen cupboard and loft access. the majority of the loft is boarded so provides useful storage.

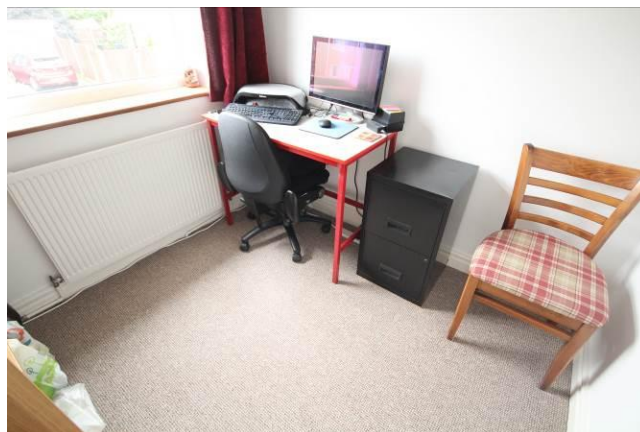
BEDROOM 1: 11' 4" x 9' (3.45m x 2.74m) Radiator and double glazed window. Fitted wardrobes and storage to one wall with sliding doors.



BEDROOM 2: 10' 1" x 9' (3.07m x 2.74m) Radiator and double glazed window.



BEDROOM 3: 7' 3" x 6' 6" (2.21m x 1.98m) Radiator and double glazed window.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with mains shower over. Complimentary modern tiling.



OUTSIDE: Coloured stone frontage and drive to the side providing parking for several cars which leads to the garage. There is a single gate which leads to the rear where there is a lawn garden and paving

GARAGE: 17' 5" X 8' 4" (external measurements) 240 volt mains power supply with a remote opening electric roller door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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