

St Davids Close, Ewloe, Deeside, Flintshire, CH5 3AP
£190,000 MS11263



DESCRIPTION: If you are looking for your first home which has great space for alfresco dining and a beautiful bathroom this could be the one for you. A two bedroom semi detached house which briefly comprises: entrance porch, lounge, kitchen/dining room with a comprehensive range of units, conservatory, two double bedrooms and a recently fitted bathroom. Gas heating and double glazing. Paved driveway for parking with electric charging point. Garage and a larger than expected garden. 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 right out of the Shotton office and proceed to Queensferry. At the traffic light intersection continue to the roundabout and take the fourth exit to join the by pass. Leave the by pass signposted Buckley and at the roundabout take the fourth exit into Yowley Road and immediately right into Liverpool Road by the garage and turn right into St David's Close where the property will be seen at the head of the cul de sac/



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 popular residential area with popular primary school. Situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE PORCH Composite front door and tiled floor.

LOUNGE: 15' 3" (max to stair recess)x 10' 5" (4.65m x 3.18m) Radiator and double glazed window. Laminate floor.



KITCHEN/DINER: 15' 3" x 9' (4.65m x 2.74m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Wall mounted gas boiler. Tiled floor.



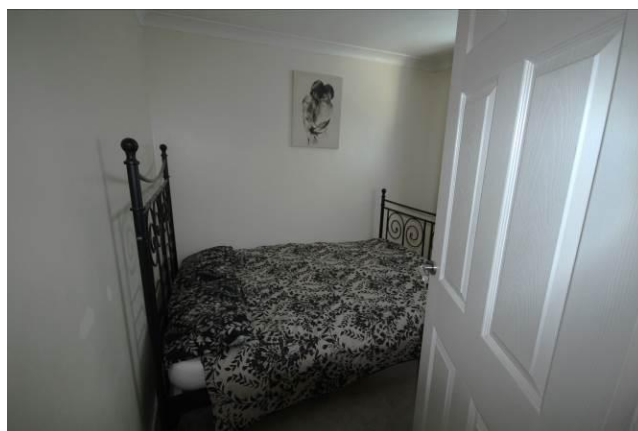
CONSERVATORY: 10' 3" x 7' 3" (3.12m x 2.21m) Radiator. Timber framed with sealed unit double glazing with French doors to the garden.



BEDROOM 1: 12' 1" x 10' 5" (3.68m x 3.18m) Radiator and double glazed window. Built in wardrobe.



BEDROOM 2: 9' 10" x 8' 6" (3m x 2.59m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling.



OUTSIDE: Paved frontage for parking leading to the garage. Electric charging point. A single gate leads to the rear where there are lawn gardens above average in size with two paved patio areas ideal for entertaining and dining. Raised slate bed and border for planting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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