

Field Park, Connah's Quay, Deeside. CH5 4QT
 £285,000 **NO CHAIN** MS11260



DESCRIPTION: If you are looking for a detached bungalow in a sought after location which has been refurbished in the last two years this could be the one for you. Beautifully presented the property briefly comprises:- entrance hall, lounge with log burner, modern comprehensively fitted kitchen with island units and appliances, 3 bedrooms (one of which has been used as a dining room), Two bedrooms have fitted wardrobes. Modern shower room. Gas heating and double glazing. Driveway and large carport leading to the garage which is larger than average and has an electronically operated door. Gardens to the front side and rear. 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. On reaching the traffic lights turn left into Wepre Drive and continue until passing Wepre Park on the left and take the next left into Wepre Lane. Proceed until bearing left for Northop Hall and take the second right into Field Park where 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: Composite front door, Radiator and laminate flooring.



LOUNGE: 18' x 13' 1" (5.49m x 3.99m) Radiator and double glazed window. Log burner for the winter nights.



KITCHEN: 12' x 11' 9" (3.66m x 3.58m) Radiator and double glazed window. Plumbing for an automatic dishwasher, one and a half stainless steel sink unit with storage below and matching modern wall and base units with granite work surface over and centre island with storage below. Built in appliance include:- Electric oven, electric combi oven, gas hob, fridge freezer and dishwasher. Laminate vinyl flooring. Rear exit. Walk in storage cupboard.



INNER HALLWAY Vinyl flooring, loft access with ladder and providing storage. Cupboard housing the gas boiler.

BEDROOM 1: 13' x 8' 3" (min)10'2" (max) (3.96m x 2.51m) Radiator and double glazed window. Fitted wardrobes/storage to one wall with mirror and panel sliding doors.



BEDROOM 2: 9' 5" x 9' 4" (2.87m x 2.84m) Radiator, laminate flooring and French doors to the rear.



BEDROOM 3: 9' 5" x 8' 1"(min) 9'9" (max) (2.87m x 2.46m) Radiator and double glazed window. Fitted wardrobes to one wall with sliding doors.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and walk in shower cubicle with shower. Wall mounted matching vanity storage. Complimentary modern tiling.



OUTSIDE: Lawn front garden which weeps to the side with established shrubs and plants. A tarmacadam's drive leads to the side via a large carport area to the larger than average garage with electronically operated door. To the rear the enclosed garden is mainly paved with raised beds for planting.





Floor Plan

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey