

Pembry Rise, Connah's Quay, Deeside, Flintshire, CH5 4RP
£175,000 MS11363



DESCRIPTION: A three bedroom family home which is in a popular location being convenient for schools and shopping and briefly comprises: entrance hall, a bright and airy lounge through dining room, fitted kitchen, three bedrooms and bathroom. Gas heating and double glazing. Driveway and gardens to the front and rear.

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. At the traffic lights turn left into Wepre Drive and continue passing Wepre park on the left to the "T" junction and turn left into Mold Road. At the roundabout take the second exit and continue passing The Quay Shopping Precinct and take the second left into Highmere and third right into Pembry Rise 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: A popular and convenient location for local services and schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Laminate flooring.

LOUNGE AREA: 15' x 11' (4.57m x 3.35m) Radiator and double glazed window. Log style gas fire with surround and mantle. Stairs to the first floor.



DINING AREA: 9' x 7' (2.74m x 2.13m) Radiator and double glazed French doors to the garden.



KITCHEN: 9' x 7' (2.74m x 2.13m) Double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching wall and base units with work surface over. Wall mounted gas boiler.



STAIRS AND LANDING: Loft access and built in storage.

BEDROOM 1: 12' x 8' (3.66m x 2.44m) Radiator and double glazed window. Built in wardrobes with mirror doors and fitted wardrobes.



BEDROOM 2: 11' (max) x 8' (3.35m x 2.44m) Radiator and double glazed window. Fitted wardrobe with dressing table area.



BEDROOM 3: 6' x 7' (1.83m x 2.13m) Radiator and double glazed window.



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

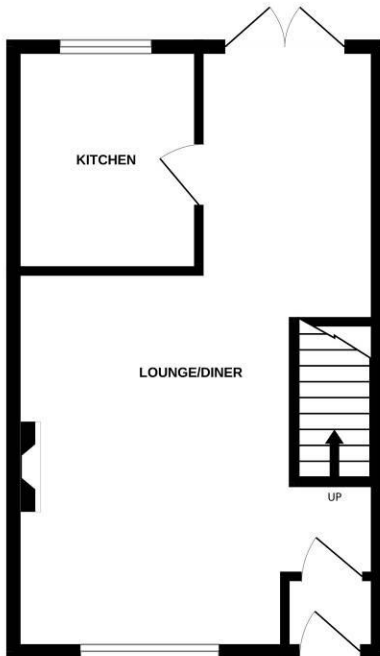


OUTSIDE: Mature hedging to the front with a lawn garden. A drive to the side provides parking and timber gated lead to the rear. Paved patio and circular lawn garden and garden shed. Part of the rear garden is fenced to the rear which provides further garden area beyond.

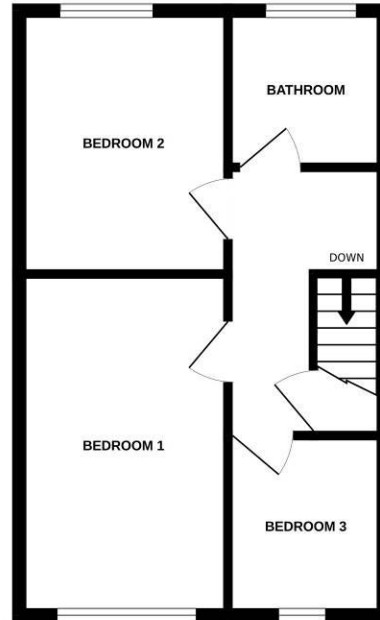


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2026

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.