

26 Ffordd Gelfft, Connah's Quay, Deeside, CH5 4QR

Shrewsbury & Country House Sales

MILLER EVANS


Menu
Happiness is Homemade

26 Ffordd Gelfft, Connah's Quay, Deeside, CH5 4QR

£345,000 Freehold

- An immaculately presented and spacious detached family home
- Living room/dining room and breakfast kitchen
- Ground floor cloakroom
- Master bedroom with en suite shower room
- Two bedrooms enjoying access to a Jack & Jill shower room
- 4th bedroom and family bathroom
- Integral garage and driveway providing parking
- Well maintained enclosed rear garden
- Pleasant location close to amenities





This attractive and generously proportioned four-bedroom family home offers versatile accommodation providing an excellent balance of living and bedroom space, making it an ideal choice for growing families. The ground floor briefly comprises a welcoming entrance hall, cloakroom, spacious lounge/dining room and a well-appointed kitchen/breakfast room offering plenty of space for everyday family life. To the first floor is a master bedroom with en suite shower room, bedroom two and three with a convenient Jack & Jill shower room, bedroom four and family bathroom. Further benefits include an integral garage, driveway providing parking and a neatly kept enclosed rear garden.

The property is situated on Ffordd Gelfft, within a popular residential area of Connah's Quay, Deeside, providing a good range of everyday amenities, including local shops, schools, supermarkets, cafés and leisure facilities, with the nearby Quay Shopping Centre offering convenient access to a variety of shopping facilities.










Coca-Cola







ENTRANCE PORCH

ENTRANCE HALL
12'3" x 6'0"

CLOAKROOM
4'2" x 2'9"
Wash hand basin, wc

LOUNGE / DINING ROOM
26'3" x 10'11"
Bay window to the front
Sliding doors to the rear garden

KITCHEN / BREAKFAST ROOM
12'11" x 15'1"
Fitted with a range of modern matching modern units with integrated appliances
Door to garden

Staircase rising from the entrance hall to First Floor Landing.





BEDROOM 1
16'0" x 10'11"

EN SUITE SHOWER ROOM
6'9" x 4'9"
Shower cubicle, wash hand basin, wc

BEDROOM 2
7'1" x 10'0"

BEDROOM 3
8'11" x 8'9"

JACK & JILL EN SUITE SHOWER ROOM
5'4" x 7'8"
Shower cubicle, wash hand basin, wc

BEDROOM 3
9'11" x 8'5"

FAMILY BATHROOM
6'0" x 8'0"
Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

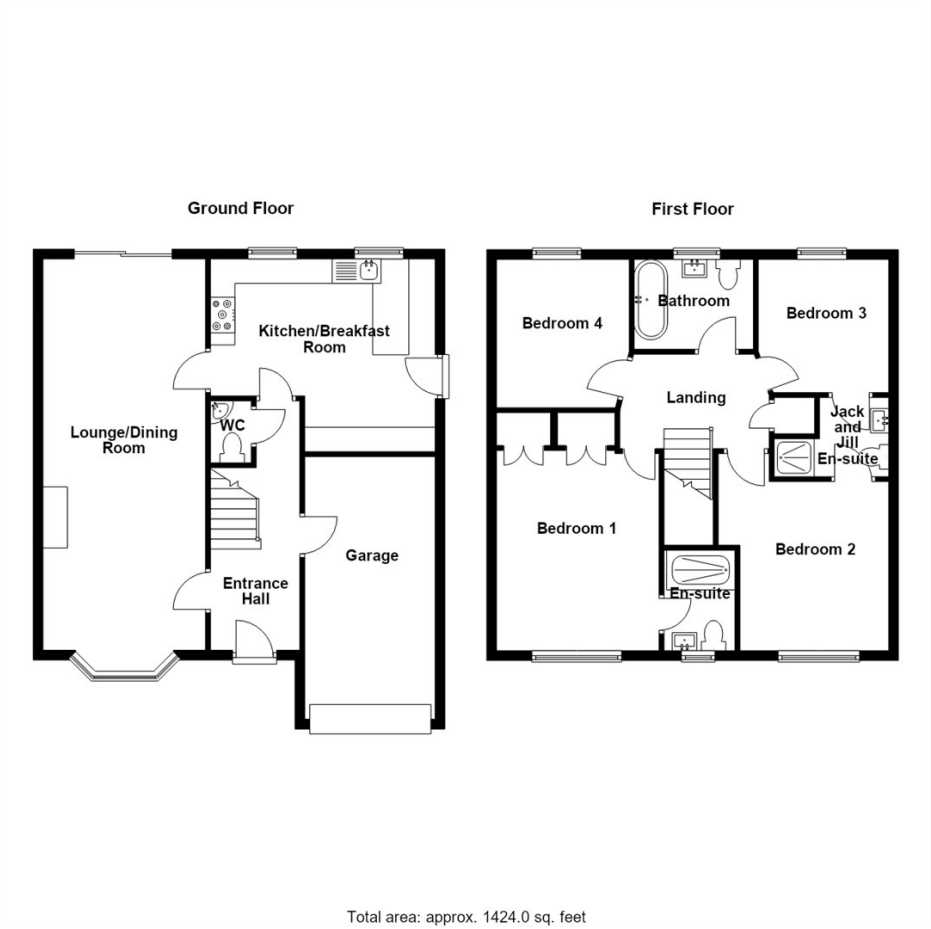
GARAGE
17'7" x 8'9"

The property is approached over driveway providing parking and access to the integral garage, flanked by front garden laid to lawn.

Enclosed well maintained rear garden laid mainly to lawn with paved patio and decked terrace, providing ideal seating/entertaining area.

HOW TO GET THERE

When approaching from Shrewsbury proceed along the A5 towards Oswestry. Continue along the A5 and join the A483 north towards Wrexham. Continue towards the A55 and follow signs for Chester/Deeside. Join the A55 and take the routh towards the A494 and Queensferry. Follow signs for Connah's Quay. Continue into Connah's Quay. From the High Street, turn left onto Mold Road. Turn left onto Eurgain Avenue and right onto Fforrd Gelfft where the property will be found.



Total area: approx. 1424.0 sq. feet

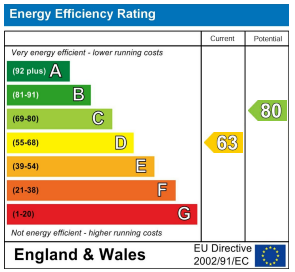
FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

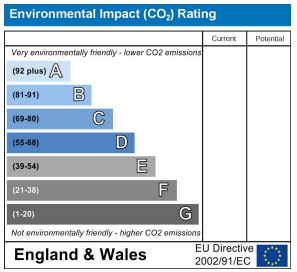
Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals
Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

MILLER EVANS