

Wepre Hall Crescent, Connah's Quay, Deeside, Flintshire, CH5 4HZ
£240,000 MS11387



DESCRIPTION: Situated in a much favoured location being close to Wepre park is this well presented 3 bedroom semi detached bungalow which has spacious living accommodation to briefly comprise entrance porch, entrance hall, lounge, dining room, fitted kitchen, 3 bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous gardens ample off road parking and a single garage. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

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: From the agents Shotton office turn left and proceed into Connah's Quay at the traffic lights turn left into Wepre Drive and continue into Wepre Park on reaching the entrance to the park on the left turn right into Richmond Road and Wepre Hall Crescent will be seen on the right and the property will be noted on the right via the Molyneux for sale sign..



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 Wepre Park and the New Quay Shopping Precinct, primary and secondary schools with good road links to Chester City Centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Tiled floor. Double UPVC front entrance doors.

ENTRANCE HALL: Panelled radiator.



LOUNGE: 17' 3" x 13' 9" (5.26m x 4.19m) 2 Panelled radiators. Textured and coved ceiling. Fitted feature fire surround with inset electric fire. Bay window to front elevation.



DINING ROOM: 19' 7" x 12' 3" (5.97m x 3.73m) Panelled radiator. Built in storage cupboard. Built in cupboard housing wall mounted gas heating boiler.



KITCHEN: 10' 8" x 8' 6" (3.25m x 2.59m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Plumbing and space for washing machine. Space for cooker. Door leading to rear porch.



REAR PORCH: Tiled floor. Tiled walls. Fitted work top services. UPVC rear entrance door.

BEDROOM 1: 12' 4" x 11' 8" (3.76m x 3.56m) Panelled radiator. Bay windows to front elevation.



BEDROOM 2: 11' 8" x 9' 9" (3.56m x 2.97m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 8' 9" x 8' 6" (2.67m x 2.59m) Panelled radiator. Window to rear elevation.



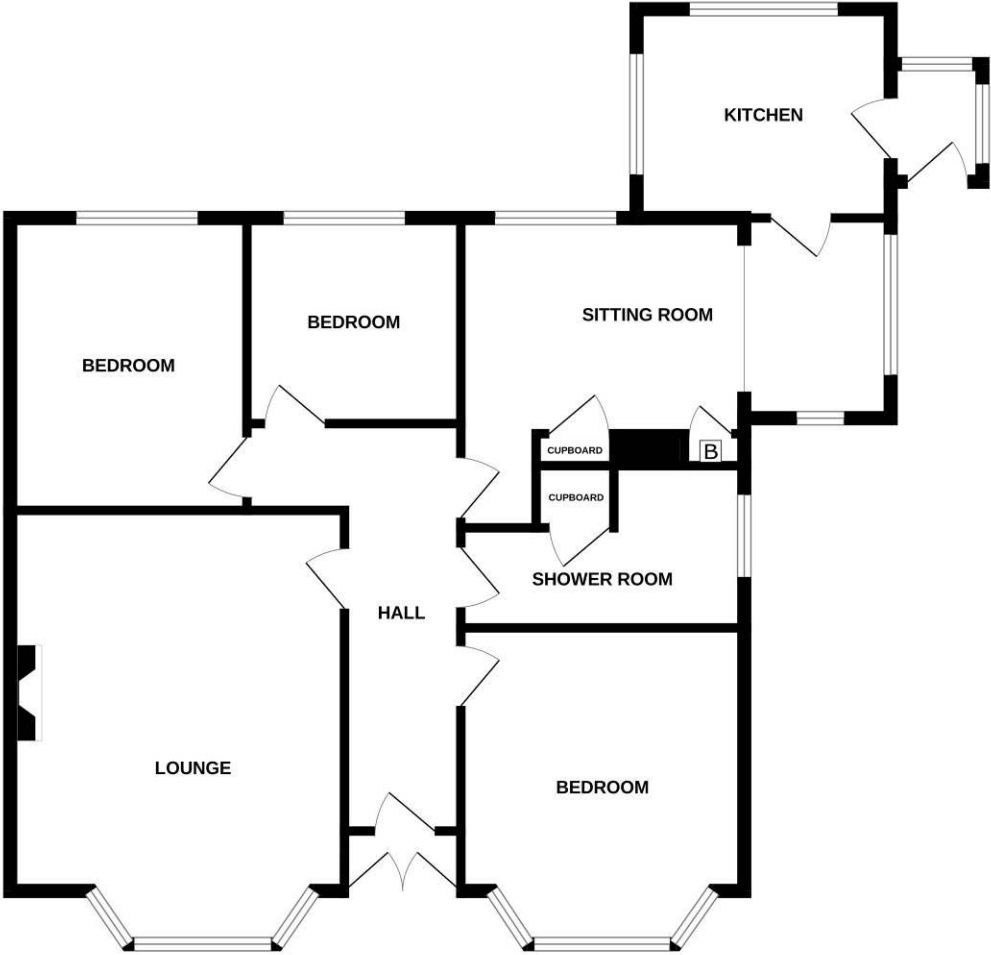
SHOWER ROOM: 11' 7" x 6' 7" (3.53m x 2.01m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and large shower enclosure with fitted shower. Tiled walls. Built in airing cupboard.



OUTSIDE: To the front of the property there are low maintenance gardens and a drive leading to the single garage, there are double gates and a pedestrian gate and to the side of the property there is a gate giving access to the rear where there is a paved patio area leading onto lawned gardens. Outside tap. Outside lighting.



GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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.