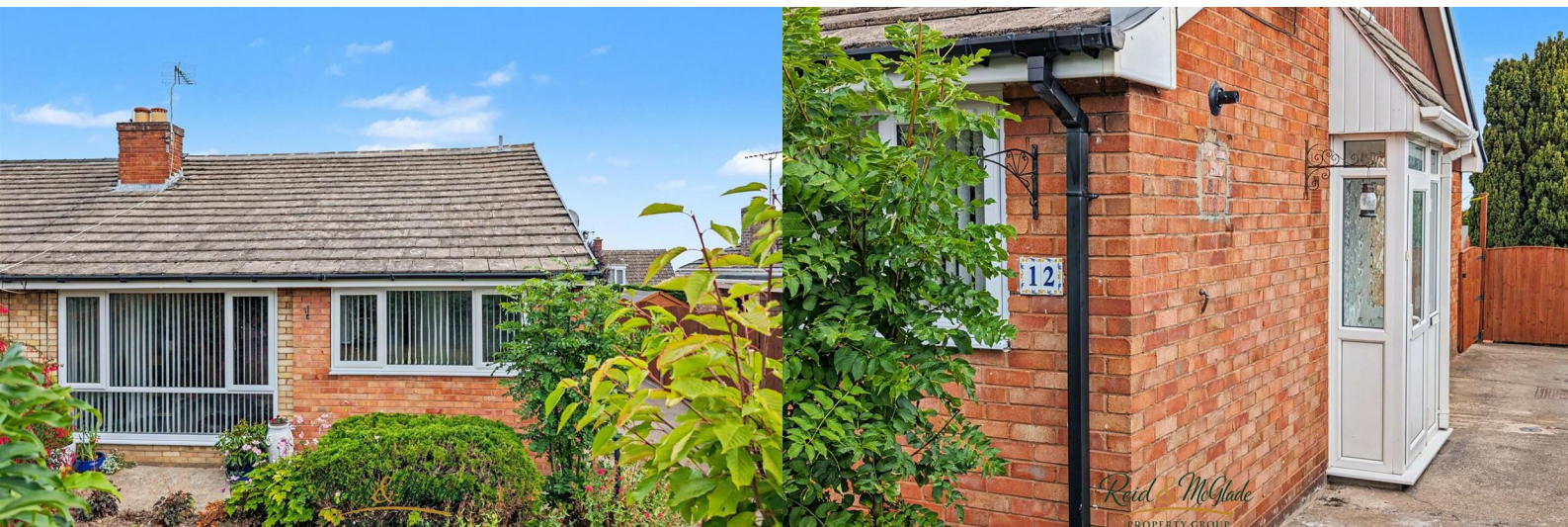




12 Cairndale Avenue

Connah's Quay, Deeside, CH5 4TP

Offers Over £187,000



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Accommodation Comprising:

Step up to frosted frosted upvc double glazed door into:

Entrance Porch:

Frosted glazed units all around and secondary frosted door into:

Entrance Hall:

Housing two built in storage cupboards and wood effect flooring.

Doors into:

Lounge:

Having a good size Upvc double glazed window to the front elevation which allows in plenty of natural light and overlooks the garden to the front, electric wall mounted fire with marble effect hearth, coved ceiling, two double panelled radiators and carpeted flooring.

Kitchen

Fitted with a range of wall and base units with stone-effect work surfaces over and inset stainless steel sink with drainer and mixer tap. Integrated appliances include a four-ring hob with extractor hood over and double oven. Space for washer/dryer and under-counter fridge and freezer. Worcester gas central heating boiler, partial wall tiling, panelled radiator and double glazed window to the front elevation.

Bedroom One

Spacious double bedroom with built-in storage cupboard incorporating shelving and hanging rail, panelled radiator, power points, carpeted flooring and double glazed window overlooking the rear garden.

Bedroom Two

Double bedroom with built-in storage cupboard incorporating shelving and hanging rail, panelled radiator, power points, carpeted flooring and double glazed window overlooking the rear garden.

Wet Room

Fitted with a low level flush w.c., wall mounted wash hand basin and walk-in shower area with mains powered shower. Fully tiled walls, panelled radiator and frosted double glazed window to the side elevation.

Outside

The property is approached via a concrete driveway providing off-road parking for several vehicles, with a lawned front garden bordered by mature shrubs and wooden fencing. The driveway continues to the side with gated access leading to the rear garden.

To the rear is a paved patio area with steps leading down to a lawned garden, bordered by mature conifers, established hedging and wooden panelled fencing providing a good degree of privacy. The garden also benefits from a wooden storage shed.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Tel: 01352 762300

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

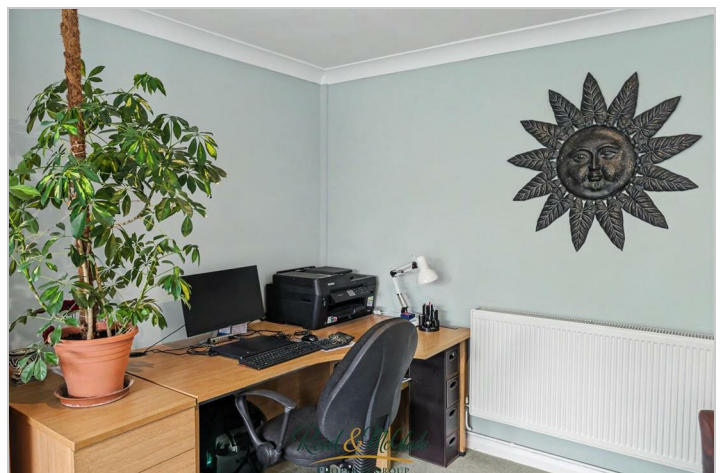
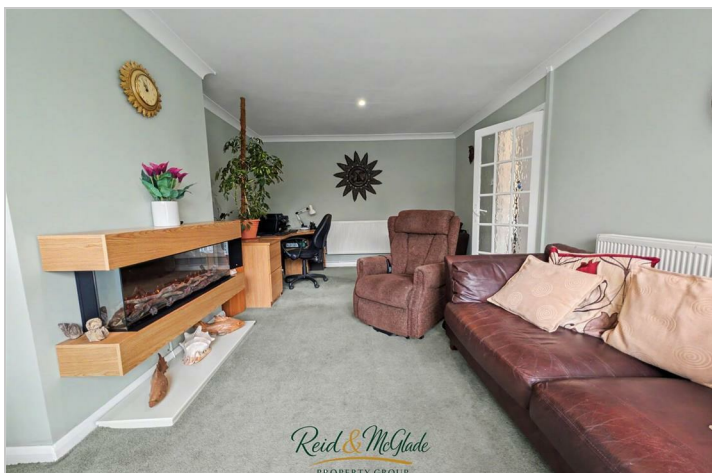
Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm

Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



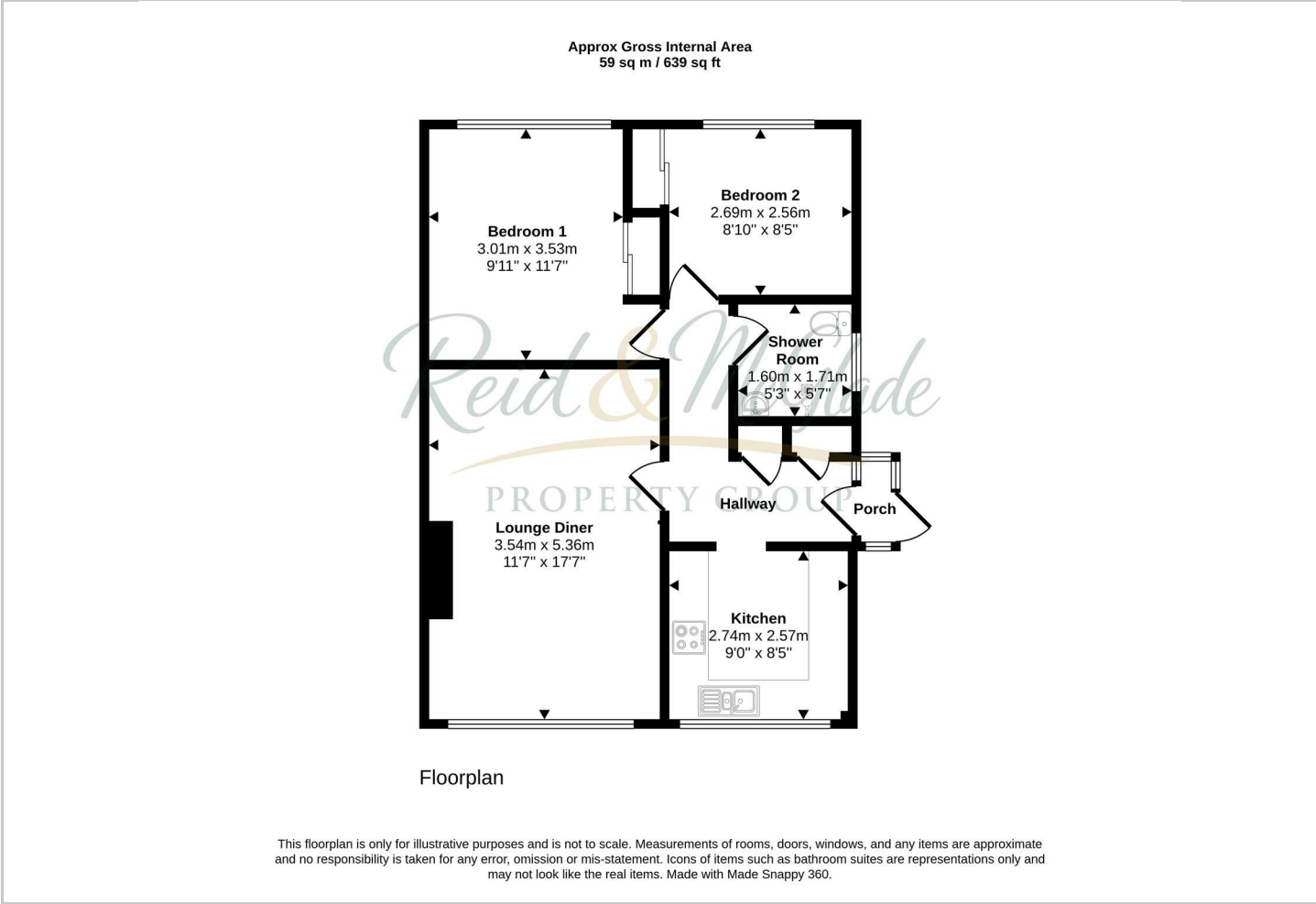
Hybrid Map



Terrain Map



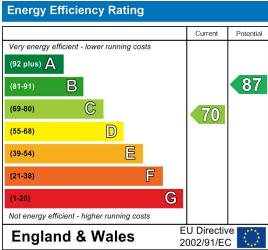
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.