

**Maes Deri, Ewloe, Flintshire, Deeside, CH5 3XB**  
**£142,500** **MS11347**



**DESCRIPTION: SOLD WITH NO CHAIN. TWO BEDROOM. GROUND FLOOR APARTMENT.** A ground floor apartment in a sought after established location. Close to major transport links, amenities and a renowned high school. Recently installed modern bathroom, updated the kitchen with new appliances, and worktops

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**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

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**DIRECTIONS:** Turn right on leaving the Shotton office, proceed straight through Shotton until reaching Queensferry, at the roundabout take the 4th exit to Mold/Wrexham joining the bypass. Continue straight until exiting at the Ewloe exit, take the first exit then on the 2nd roundabout take the 3rd exit past the running hair. take the second left in to Cefn Y Ddol then taking a first right into Maes Deri, take a first right into the private car park



## ENTRANCE HALL: Cloaks cupboard

KITCHEN: A range of wall and base units with a modern worktop, stainless steel sink with an extendable hose tap, built in modern oven and electric hob, extraction fan, space for a counter fridge/freezer and washing machine. Wall mounted modern electric heater, Double glazed window to the front elevation



LOUNGE/DINER: 11' 2" x 24' 0" (3.4m x 7.32m) Bright and airy space, Wall mounted electric heater, laminated flooring throughout, double glazed window to the rear elevation, coved ceiling. built in storage cupboard housing the water tank. tv areal point, phone and broadband point



**BEDROOM ONE** 11' 2" x 9' 9" (3.4m x 2.97m) A built in wardrobe/ storage hanging rails and shelving, wall mounted electric heater. double glazed window.



**BEDROOM 2:** 7' 5" x 8' 7" (2.26m x 2.62m) Bright and airy room, allowing full natural light, wall mounted electric heater, double glazed window.



**BATHROOM:** 5' 10" x 7' 1" (1.78m x 2.16m) Modern 3 piece suite comprising: Panelled bath with mixer taps with a modern shower, glass screen. low flush W.C built in sink unit with mixer taps, modern black modern wall heater/ towel rail, modern tiling and laminated flooring



OUTSIDE: The property has a designated car space and visitors space, The property is set back from the road by a grass borders maintained by the management company



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	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