



**Sandy Way**  
Deeside

In Excess of £375,000

 **SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

**T:** 01352 961 679 **W:** [swainhennessyestateagents.co.uk](http://swainhennessyestateagents.co.uk)

# 27 Sandy Way

Connah's Quay, Deeside

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 DOUBLE BEDROOM DETACHED HOUSE
- LARGE DRIVEWAY WITH EV CAR CHARGE POINT
- DOUBLE GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR
- SOUTH EAST FACING BEAUTIFULLY LANDSCAPED AND PRIVATE REAR GARDEN
- SOLAR PANELS
- TWO RECPETION ROOMS
- KITCHEN/BREAKFAST ROOM PLUS LARGER THAN AVERAGE UTILITY
- SET AT THE HEAD OF A QUIET CUL DE SAC
- EXECUTIVE HOUSE BUILT CIRCA 1988
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL AND NORTH WALES



T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

## **Entrance Hallway**

A bright and spacious entrance hallway with wood panelled doors to the lounge, kitchen and understairs storage cupboard with shelves, glazed french doors opening to the dining room, stairs to the first floor. Vinyl laminate floor wall mounted radiator

## **Lounge**

20' 5" x 12' 9" (6.22m x 3.89m)

Coved ceiling, two wall mounted radiators, wood effect PVC double glazed box bay window to the front, vinyl laminate floor, PVC double glazed tilt and slide patio doors opening to the rear garden

## **Dining Room**

13' 7" x 11' 4" (4.14m x 3.45m)

Wood effect PVC double glazed window overlooking the rear garden, wall mounted radiator, coved ceiling

## **Kitchen / Breakfast Room**

20' 5" x 9' 9" (6.22m x 2.97m)

A modern range of wall, drawer and base units, granite worktop with inset composite 1.5 bowl sink unit with mixer tap, inset 4 ring gas hob with glazed canopy extractor hood over, separate built in eye level double oven, tiled floor and tiled splashbacks, integrated dishwasher, integrated fridge freezer, wall mounted radiator, wood effect PVC double glazed window overlooking the rear garden, tilt and slide PVC patio doors opening to the rear garden. Wood panelled door opening to the utility room



## Utility Room

18' 9" x 8' 5" (5.72m x 2.57m)

Wood effect composite door opening to the front and PVC double glazed window to the front aspect, fitted wall, drawer and base units, plumbing for a washing machine and space for a tumble dryer, worktop with inset sink unit, wall mounted combination boiler, door opening to the garage and door opening to bathroom

## Bathroom

A modern suite comprising close coupled WC and vanity wash hand basin with cupboards under, wall mounted chrome towel radiator, obscure PVC double glazed window to the rear

## Landing

A large and spacious landing with wood effect PVC double glazed window overlooking the front aspect and a circular stained glass style feature window to the front, wood panelled doors to bedrooms and bathroom, wall mounted radiator

## Bedroom One

14' 5" x 12' 7" (4.39m x 3.84m)

A bright room with vinyl laminate floor, wall mounted radiator and a range of multiple fitted wardrobes with fitted bedside cabinets and drawer units, wood effect PVC double glazed window to the front aspect, wood panelled door opening to the ensuite

## Ensuite

8' 2" x 6' 2" (2.49m x 1.88m)

A modern suite comprising a walk in shower cubical with power shower, enclosed cistern WC with vanity wash hand basin with cupboards under, chrome towel radiator, karndean floor, obscure wood effect PVC double glazed window to the rear



**Bedroom Two**

11' 4" x 8' 8" (3.45m x 2.64m)

Wood effect PVC double glazed window overlooking the rear garden, built in wardrobe with mirrored doors, wall mounted radiator

**Bedroom Three**

11' 4" x 8' 8" (3.45m x 2.64m)

Wood effect PVC double glazed window overlooking the rear garden wall mounted radiator

**Bedroom Four**

11' 4" x 8' 8" (3.45m x 2.64m)

Wood effect PVC double glazed window overlooking the rear garden wall mounted radiator

**Family Bathroom**

10' 0" x 8' 6" (3.05m x 2.59m)

A modern suite comprising a jacuzzi bath, enclosed cistern WC, vanity wash hand basin with ample cupboards and a large walk in shower with power shower, tiled walls, karndean floor, wood effect obscure PVC double glazed window to the side, wall towel mounted radiator





## GARDEN

A large driveway with a path leading to a metal gate to the left accessing a wood store and the rear garden. To the right there is an electric gate

## REAR GARDEN

A beautiful, calm, tranquil and immaculately landscaped garden, with luscious lawned areas, a wealth of mature shrubs, trees, flower beds. Paved seating areas, water features, Electrically heated timber arbour with lighting, plus large metal storage shed. Surrounded by established woodland it offers absolute privacy

## DRIVEWAY

4 Parking Spaces

A large open driveway with off road parking for circa 4 vehicles with access to the double garage

## DOUBLE GARAGE

2 Parking Spaces

A large double garage accessed via an electronic roller shutter door with power points, lights and a control panel for the house alarm













# SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing contact

Nicky Swain

m: 07926 488 158

e: [nicky@swainhennesseyestateagents.co.uk](mailto:nicky@swainhennesseyestateagents.co.uk)

Amy Hennessey

m: 07926 488 159

e: [amy@swainhennesseyestateagents.co.uk](mailto:amy@swainhennesseyestateagents.co.uk)

T: 01352 961 679

W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)