

Bodnant Grove, Connah's Quay, Deeside, Flintshire, CH5 4NA
£155,000 MS11384



DESCRIPTION: If your looking for a property in a popular location which you can add your own personality to this could be the one for you/ A three bedroom mews style property which briefly comprises:- entrance hall, lounge, kitchen/breakfast area, three bedrooms and bathroom. Gas heating and double glazing. Driveway and garage. Lawn gardens to the front and rear.

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: Turn left out of the Shotton Office and proceed to Connah's Quay. Turn left at the traffic lights into Wepre Drive and continue passing the park on the left and take the second left into Normanby Drive and continue until Bodnant Grove will be seen on the right hand side and the property will be found on the right hand side.



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 the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Built in storage cupboard.

LOUNGE: 17' 11" (max to stair recess) x 13' (5.46m x 3.96m) Radiator and double glazed window. Under stair storage.



KITCHEN/BREAKFAST ROOM: 18' (max) x 8' (5.49m x 2.44m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Breakfast bar. Wall mounted gas boiler. Patio doors to the garden. Tiled floor.



BEDROOM 1: 11' x 11' (3.35m x 3.35m) Radiator and double glazed window. Built in wardrobe.



BEDROOM 2: 11' x 8' (3.35m x 2.44m) Radiator and double glazed window. Built in wardrobe.



BEDROOM 3: 8' x 6' 10" (2.44m x 2.08m) Radiator and double glazed window. Built in storage..



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.

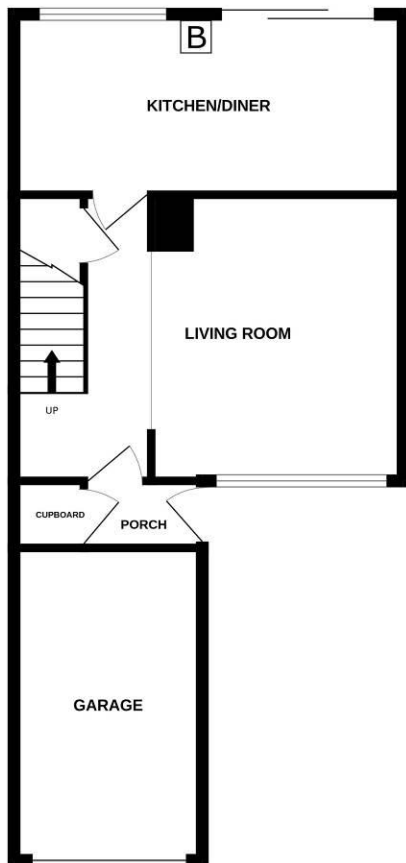


OUTSIDE: Drive to the front leading to the garage with up and over door. Lawn gardens to the front and rear.

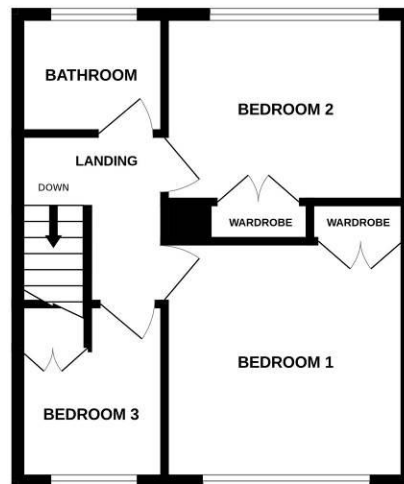


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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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