

Machynlleth Way, Connah's Quay, Deeside, CH5 4UG  
£200,000 MS11385



**DESCRIPTION:** If you are looking for a lot of space you can add your own personality to this could be the one for you. Good location for shops and schools. A four bedroom semi detached which has been extended to the side and rear which briefly comprises;- entrance porch, lounge, open plan kitchen/ dining with great space for entertaining, cloaks/w.c., dining room, reception room ideal for play room or office, principle bedroom with dressing room, 3 further generous bedrooms and bathroom. Gas heating and double glazing. Parking and garage. Gardens.

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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 left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and continue passing Wepre Park on the left. On reaching the "T" junction turn left and proceed to the roundabout taking the second exit right into Ffordd Llanarth and then turn left into Maengwyn Avenue and follow the road around into Machynlleth Way where the property will be seen on the right hand side.



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**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:** Meter cupboard.

**LOUNGE:** 16' x 11' 10" (4.88m x 3.61m) Radiator and double glazed window.

**KITCHEN/DINER:** 15' x 14' (4.57m x 4.27m) Two radiators and double glazed window. One and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Centre island with storage below. Electric oven and gas hob. French doors to the rear garden.



**CLOAKROOM:** Wash hand basin, w.c. and complementary tiling.



DINING ROOM: 12' x 9' (3.66m x 2.74m) Radiator and double glazed French doors to the side.



PLAYROOM/OFFICE 12' x 9' (3.66m x 2.74m) Radiator and double glazed window. Cupboard housing the boiler.



STAIRS AND LANDING: Built in storage and loft access.

BEDROOM 1: 13' x 8' (3.96m x 2.44m) Radiator and double glazed window. Ensuite dressing area with radiator and double glazed window.

BEDROOM 2: 10' 0" x 8' (3.05m x 2.44m) Radiator and double glazed window.

**BEDROOM 3:** 12' x 9' (3.66m x 2.74m) Radiator and double glazed window.



**BEDROOM 4:** 12' x 6' (plus 2' X 5') (3.66m x 1.83m) Radiator and double glazed window.



**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over.



OUTSIDE: Front lawn garden, paved drive and garage. Paved area to the side and lawn rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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