

Florita Close, Connah's Quay, DEESIDE. CH5 4JJ  
£165,000 **NO CHAIN** MS10620



**DESCRIPTION:** If you looking for a project providing potential this may be the one for you. An extended three bedroom semi detached house with ground floor wet room and first floor bathroom. Lounge through diner, fitted kitchen and conservatory. Gas heating and double glazing. Gardens to the front and rear. Garage (no vehicle access) Drive to the front for parking. **FREEHOLD** Council Band: C

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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, before the college turn left into Golftyn Lane and proceed until turning left into Viking Way and second left into Florita Close where the property will be seen on the left 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:** Double glazed front door and laminate floor.

**WET ROOM:** Radiator, two double glazed windows, w.c., wash hand basin and floor shower. Complimentary tiling.



**LOUNGE:** 14' x 13' 7" (4.27m x 4.14m) Radiator and double glazed window.



**DINING AREA:** 8' 3" x 7' 9" (2.51m x 2.36m) Radiator, laminate floor and double glazed patio doors.



**CONSERVATORY:** 7' 8" x 7' 5" (2.34m x 2.26m) Double glazed windows and doors to the garden.



**KITCHEN:** 9' x 7' 6" (2.74m x 2.29m) Double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Baumatic cooking range. Under stairs cupboard housing the gas boiler. Door to garden.



**STAIRS AND LANDING:** Double glazed window.

**BEDROOM 1:** 11' 4" x 10' 7" (3.45m x 3.23m) Radiator and double glazed window.



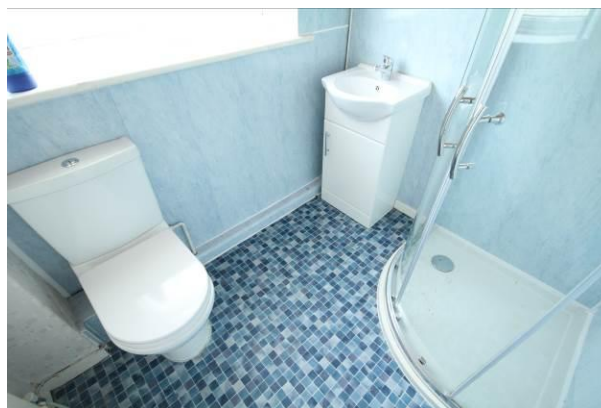
**BEDROOM 2:** 11' 1" x 10' 3" (3.38m x 3.12m) Radiator and double glazed window. Built in storage cupboard.



**BEDROOM 3:** 7' 4" x 6' 1" (2.24m x 1.85m) Radiator and double glazed window.

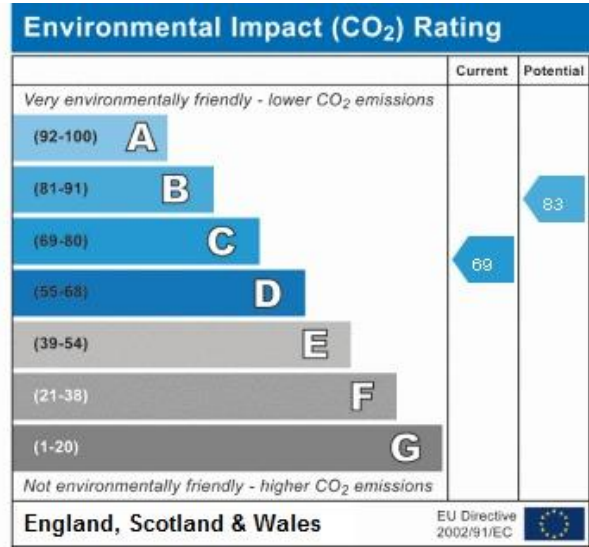
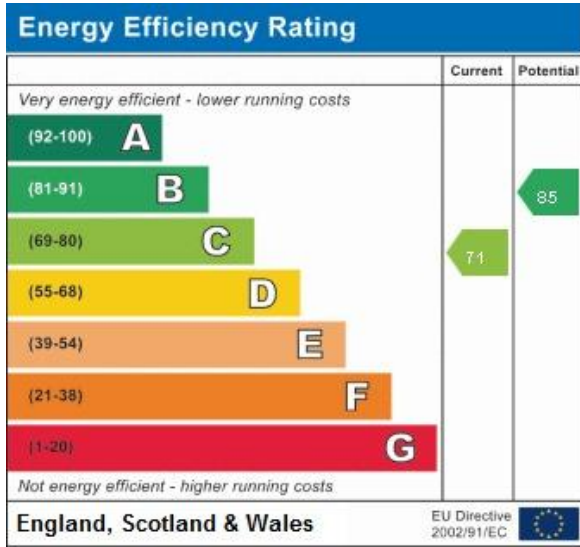


**SHOWER ROOM:** Radiator, double glazed window, w.c., wash hand basin in vanity unit and shower cubicle.

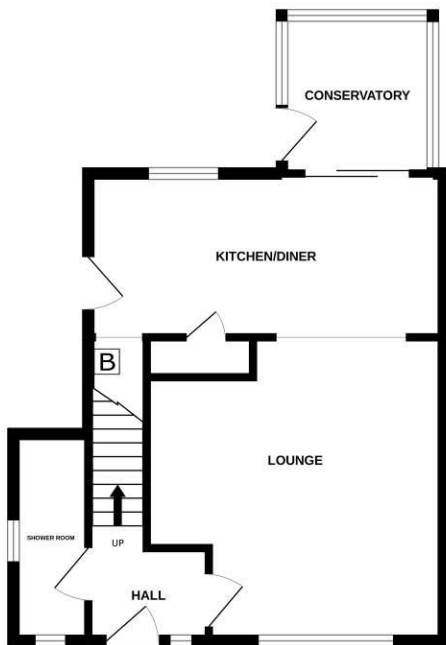


OUTSIDE: Parking to the front and front garden. There is a garage to the rear with no vehicle access. To the rear is a decked area and fish pond.

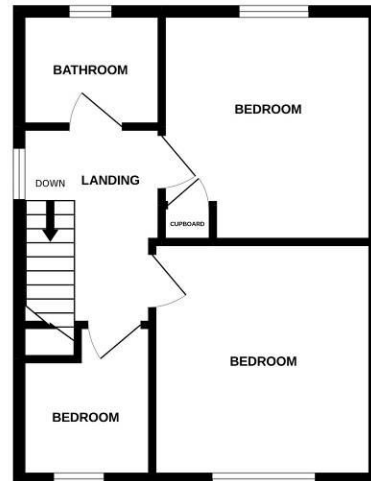




GROUND FLOOR  
466 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.