

Halkyn View, Connah's Quay, DEESIDE, Flintshire, CH5 4NB
£249,950 MS10800



DESCRIPTION: If you are looking for a quiet location with open aspects to the rear this attractive bungalow could be the one for you. The property has been improved and is now ready for you to add your own style.

Spacious entrance hall, lounge, modern fitted kitchen with appliances. Two double bedrooms and one single. Modern shower room. Gas heating with boiler installed in 2015. Double glazing. Gardens to the front and rear which are not overlooked from the rear. Concrete pattern driveway and garage 21' 9" x 9' 2"

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. On reaching the traffic lights turn left into Wepre Drive and continue until turning left after the park into Wepre Lane. Continue up the hill until Halkyn View will be seen on the right hand side. proceed along here until taking the first left into a cul de sac and the property will be seen 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
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LOCATION: Situated in a popular residential location being convenient for the New Quay Shopping Precinct and Wepre Park. Open aspects to the rear.

HEATING: Gas heating with radiators.

ENTRANCE HALL: 7' 4" x 5' 11" (2.24m x 1.8m) Radiator, double glazed front door, side panel. Metre cupboard and laminate flooring.



LOUNGE: 16' 5" x 12' 4" (5m x 3.76m) Radiator and double glazed window.



DINING ROOM: 10' 5" x 9' 1" (3.18m x 2.77m) Radiator and double glazed window.



KITCHEN: 12' 8"(max) x 8' 9"(max) (3.86m x 2.67m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Double electric oven and hob with extractor over. Double glazed side exit.



BEDROOM 1: 12' 5" x 12' 4"(max) (3.78m x 3.76m) Radiator and double glazed window.



BEDROOM 2: 10' 9" x 8' 9" (3.28m x 2.67m) Radiator and double glazed window. Built in wardrobe and storage.



BEDROOM 3: 9' 2" x 7' 2" (2.79m x 2.18m) Radiator and double glazed window. Cupboard housing the gas boiler and providing storage.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and shower cubicle. Complimentary modern tiling.



OUTSIDE: A large patterned concrete drive leads from the front to the garage and continues with pathways to the rear. Lawn front and rear gardens with established shrubs/plants and a patio to the rear providing ideal space for alfresco dining. Garage 21' 9" X 9' 2" with roller door and side personal door. Power points are in situ but are not connected.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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