

**2 St Davids Court**

**MS10971**



**EWLOE**

**£155,000**

**NO CHAIN**

2 St Davids Court, Ewloe, Deeside. CH5 3UY  
£155,000 **NO CHAIN** MS10971



**DESCRIPTION:** If you are looking for a low maintenance retirement bungalow this could be the one for you. Subject to an age restriction of 55 years is this one bedroom terraced bungalow in a sought after village which briefly comprises:- entrance hall, lounge with open plan fully equipped modern kitchen with appliances and French doors to the rear. One double bedroom with dual aspect windows and modern bathroom. Gas heating and double glazing. Parking to the front and enclosed low maintenance hard landscaped garden to the rear.  
**FREEHOLD**

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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 right out of the Shotton Office and proceed to Queensferry. At the traffic light intersection continue to the roundabout and take the fourth exit to joining the bypass and continue until exiting for Buckley at the roundabout take the third exit passing St David's Park Hotel on the right and the Co op. Take the next left and first right into St David's Court where the property will be seen on the left hand side.

**LOCATION:** Situated on the fringes of this much sought after village of Hawarden which is renowned for its professional services including dentists, vets and chiropody together with boutique style shops and restaurants. A very desirable location.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Composite front door, Radiator and laminate flooring,

**LOUNGE AREA** 14' 1" x 11' 1" (4.29m x 3.38m) Radiator and double glazed window.



**KITCHEN:** 13' 11" x 6' 4" (4.24m x 1.93m) Radiator and double glazed window. 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. Complementary tiling to the splash back area's. Electric oven and hob. Fridge freezer and washing machine. French doors to the garden.



**BEDROOM 1:** 10' 2" x 9' 5" (3.1m x 2.87m) Radiator and double glazed window. Built in wardrobes.



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary modern tiling. Airing cupboard housing the boiler.



**OUTSIDE:** Parking to the front with low maintenance coloured stone frontage. To the rear and side the gardens are enclosed and hard landscaped with paving and coloured stone.



**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.

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.