

Wyndale, Church Hill, Connah's Quay, Deeside, CH5 4AD  
£215,000 MS11045



**DESCRIPTION:** An attractive bay fronted period property with a large garden ideal for a family close to schools and colleges. The property briefly comprises: canopied entrance leading to the welcoming entrance hall, Bright and airy lounge through diner, breakfast room, fitted kitchen and large lean to at the side ideal additional space. On the first floor are three bedrooms and a bathroom. Gas heating and partial double glazing. Driveway providing parking for several cars. Stunning gardens providing ideal space for children to play and ideal for al fresco dining for the grown ups.

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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-5.30pm 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 reaching St Marks Church 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 convenient yet private location. Ideal for schools and colleges. On a bus route. Large garden with the railway line to the rear the property is not over looked from the rear.

**HEATING:** Gas heating with radiators.

**CANOPIED ENTRANCE PORCH**

**ENTRANCE HALL:** Radiator, Single glazed front door with stained glass panels.



**LOUNGE/DINER:** 26' x 11' 4" (7.92m x 3.45m) Two radiators, one double glazed and one secondary glazed window. Gas fire with wooden surround and mantle.



**BREAKFAST ROOM** 9' 3" x 6' 6" (2.82m x 1.98m) Single glazed window, radiator, wall mounted gas boiler, tiled floor and understairs storage.



**KITCHEN:** 13' 2" x 6' 5" (4.01m x 1.96m) Two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Tiled floor.



**LEAN TO** 30' 7" x 7' 7" (9.32m x 2.31m) Great additional space with two electric panel heaters, light and power



**STAIRS AND LANDING:** Single glazed with stained glass window. Loft access.

**BEDROOM 1:** 12' 8" x 9' 2"(plus recess) (3.86m x 2.79m) Radiator and secondary glazed window. Fitted wardrobes.



**BEDROOM 2:** 11' 9" x 10' 4" (3.58m x 3.15m) Radiator and double glazed window.

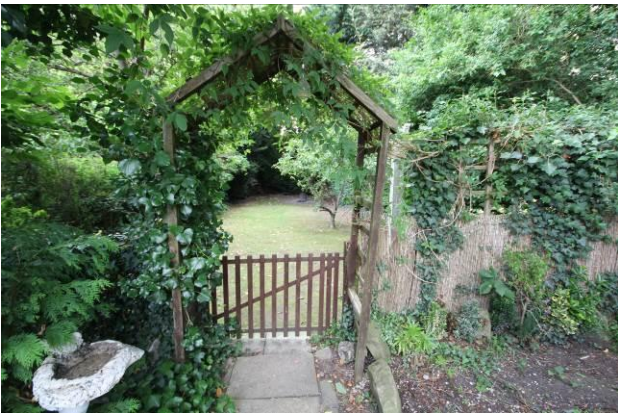


**BEDROOM 3:** 6' 7" x 6' 5" (2.01m x 1.96m) Radiator and secondary glazed window.

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



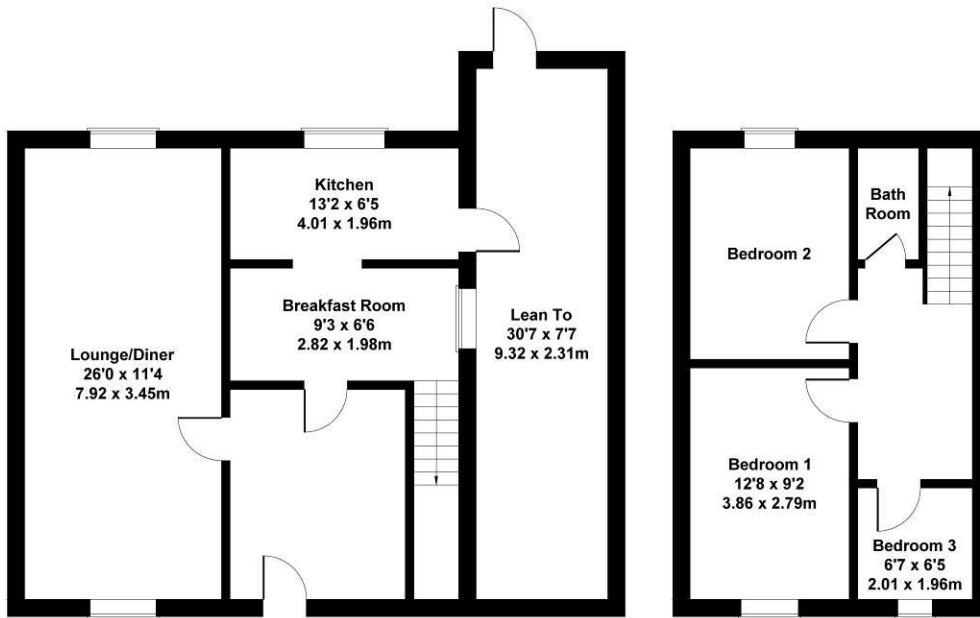
**OUTSIDE:** Double gated entrance to a drive providing parking for several cars. To the rear is a paved patio ideal for entertaining and a large meandering garden running through gates and arches with climbing plants. Established and predominately laid to lawn with mature fruit trees. Garage size storage building and greenhouse.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Wyndale

Approximate Gross Internal Area  
1073 sq ft - 100 sq m  
(Excluding Lean To)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**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.