

Bodnant Grove, Connah's Quay, Deeside, CH5 4NA
NO CHAIN £155,000 MS11046



DESCRIPTION: If you are looking for a property to add your own stamp to this could be the one for you. Tucked away in the corner with a woodland style garden to the sides and rear is this three bedroom semi detached house with driveway and garage. In need of refurbishment the accommodation briefly comprises:- entrance porch, entrance hall, lounge through diner, kitchen, three bedrooms and bathroom. Double glazing and night storage heaters.

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 continue to Connah's Quay. Turn left into Mold Road next to the Custom House pub and continue past the school and proceed until turning left into Clivedon Road and left again into Bodnant Grove where the property will be seen on the left hand side.



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. A right of way runs to the rear of the property.

HEATING: Night storage heaters.

ENTRANCE PORCH: Double glazed front door and built in storage.

ENTRANCE HALL: Night storage heater.

LOUNGE: 14' 5" x 13' 1" (4.39m x 3.99m) Double glazed window, night storage heater and built in storage cupboard.



DINING AREA: 9' 2" x 8' (2.79m x 2.44m) Laminate floor and double glazed patio doors.



KITCHEN: 8' 3" x 8' 3" (2.51m x 2.51m) 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. Tiled walls.



STAIRS AND LANDING: Loft access.

BEDROOM 1: 11' 2" x 11' (3.4m x 3.35m) Double glazed window and night storage heater. Built in wardrobe.



BEDROOM 2: 11' 2" x 8' 6" (3.4m x 2.59m) Double glazed window and night storage heater. Built in wardrobe. Airing cupboard.



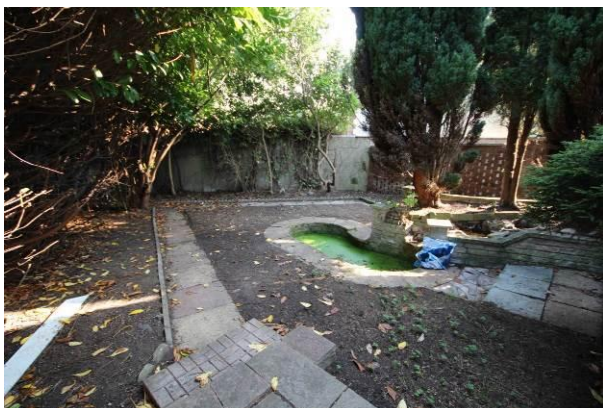
BEDROOM 3: 8' (max to doorway) x 6' 5" (2.44m x 1.96m) Double glazed window and built in storage cupboard.



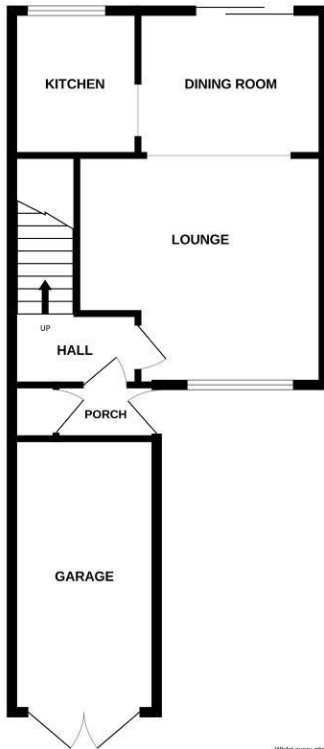
BATHROOM: Double glazed window, w.c., wash hand basin and panelled bath with shower over.



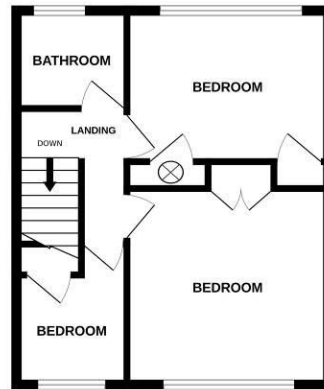
OUTSIDE: A drive to the front leads to the garage with twin timber doors and to the front leads a garden area to the side and a gate leads to a further large wood land garden with a pond. To the rear is a randomly paved patio area with fencing to the rear.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

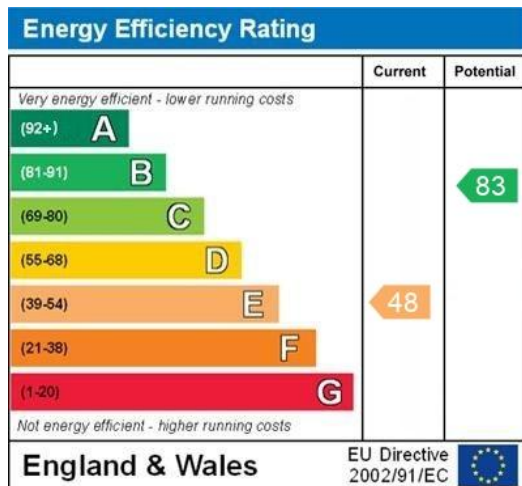


1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.