

Pengwladys Avenue, Connahs Quay, Deeside, Flintshire, CH5 4LA  
£200,000 MS10963



**DESCRIPTION:** If you are looking for a family home with great entertaining space this could be the one for you. Excellent location for Wepre Park. Extended to provide a bright and airy sun lounge. A semi detached house briefly comprising:- entrance hall, family living room, Sun lounge, Kitchen with cooking range, study/utility space, 3 generous bedrooms and modern bathroom with four piece white suite. Boarded loft and access. Two air conditioning units. Gas heating and double glazing. Attractive gardens being ideal for alfresco dining and paved driveway for parking. Viewing recommended.

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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 – 4.00pm Saturday

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**DIRECTIONS:** Turn left out of the Shotton office and proceed to Connah's Quay. Turn left at the traffic lights into Wepre Drive and continue until passing Wepre Park on the left and turn left into Wepre Lane. Continue until turning right into Pengwladys Avenue where 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 popular residential location being convenient for Wepre Park, primary and secondary schools.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator. Double glazed front door and side panel.

**LOUNGE:** 19' 8" x 12' 2" (5.99m x 3.71m) Radiator and double glazed window. Living flame gas fire set into the chimney breast. Laminate floor.



**SUN LOUNGE** 10' 3" x 9' 9" (3.12m x 2.97m) Radiator and three double glazed windows. Laminate floor and rear exit.



**KITCHEN:** 18' 9" x 10' 9" (max) 7' 7" (min)(5.72m x 3.28m) Double glazed windows, plumbing for an automatic washing machine, water supply for American style fridge, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Technik cooking range with gas hob and electric ovens with extractor over. Complementary tiling to the splash back areas and the floor. Under stairs storage cupboard and air conditioning unit.



**STUDY/UTILITY** 7' 7" x 5' 1" (2.31m x 1.55m) Double glazed window and air conditioning unit.



**BEDROOM 1:** 12' 6" x 10' (3.81m x 3.05m) Radiator and double glazed window. Cupboard housing the gas boiler. Fitted wardrobes and storage with sliding doors. Extra space in the eaves with lighting.



**BEDROOM 2:** 12' x 8' (3.66m x 2.44m) Radiator and double glazed window. Extra space in the eaves with lighting



**BEDROOM 3:** 12' x 7' 1" (3.66m x 2.16m) Radiator and double glazed window.





**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit, bath with ball and claw style feet and corner shower cubicle. Under floor heating, Complimentary modern tiling.



**OUTSIDE:** Paved driveway to the front with lawn garden with specimens shrubs. gated access to the side leading to the rear. Canopied rear decked area ideal for socialising with a projector screen fitted which is electronically controlled (not Tested). The gardens are tiered and provide separate area's for alfresco dining which is hard landscaped and a low maintenance artificial grass area. Garden shed. Not overlooked from the rear,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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