

Your home at heart.



13 Pen Y Llan Street Connah's Quay CH5 4UW

£79,950



- End Terraced House
- No Onward Chain
- Low Maintenance Rear Courtyard
- Close To Local Schools
- Two Double Bedrooms
- In Need Of Some Improvement Works
- Two Reception Rooms
- Close To Local Transport Routes

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Floor Plans

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Introduction

****No onward chain****

Attention first time buyers this end terraced property is spacious throughout with two double bedrooms & two reception rooms. The property is in need of some improvement works including a new kitchen, bathroom & re-decoration. Briefly comprising entrance hallway, lounge, dining room, kitchen, two double bedrooms, bathroom & low maintenance rear courtyard.

The property is located in a convenient location within walking distance of local schools, Deeside Sixth & Coleg Cambria.

****Please take a look at our Facebook page for a live video and our website to take a virtual tour of this property****

Photos

Please be advised most of our photos are taken with a wide angle lens which can sometimes make the appearance of rooms look bigger. The aim is not to mislead but to show as much of the room off as possible. Prior to viewing we advise you to refer to the room measurements.

Entrance Hall

Via UPVC entrance door into hallway with laminate flooring, ceiling light & radiator, stairs to first floor.

Lounge 11' 9" by 10' 2" (3m 59cm by 3m 10cm)

Laminate flooring, ceiling light, radiator, feature fireplace, double glazed window to front aspect.

Dining Room 10' 2" by 12' 8" (3m 10cm by 3m 87cm)

Laminate flooring, ceiling light, radiator, fire surround and hearth, double glazed window to rear aspect, doorway through to kitchen.

Kitchen

A range of wall and base units with contrasting worktops, stainless steel sink unit, integrated oven & gas hob, space and plumbing for washing machine, space for fridge freezer. Tiled flooring, part tiled walls, ceiling light, double glazed window & UPVC door to side aspect, radiator.

Stairs/ Landing

Carpet to stairs, ceiling light, loft access.

Bedroom One 13' 3" by 11' 7" (4m 4cm by 3m 54cm)

Large main bedroom with fitted carpet, feature fireplace, ceiling light, radiator, double glazed window to front aspect.

Bedroom Two 12' 9" by 9' 2" (3m 89cm by 2m 79cm)

Fitted carpet, ceiling light, radiator, double glazed window to front aspect.

Bathroom

Suite comprising WC, wash hand basin & bath. Laminate flooring, tiled splashbacks, ceiling light, double glazed window to rear aspect, storage cupboard.

Outside

At the rear of the property there is a low maintenance courtyard with flagged patio area, brick walls mark the boundary.

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Connah's Quay

Connah's Quay is situated alongside the Dee estuary in North Wales and is approximately 8 miles to the West of Chester. The town is well located for many places of employment including Tata Steel, Airbus and Deeside Industrial Park. The New Dee Bridge has improved access to all major motorways especially the M56.

With a population of 17,500 the town is the largest in Flintshire and certainly the fastest expanding.

There are a number of primary and infant schools in the area as well as Connah's Quay High School and the award winning Coleg Cambria. A huge change in the education system in Flintshire has seen an investment of £14 million in the new 6th form college in Connah's Quay called Deeside 6th.

There are excellent, modern leisure facilities on the Coleg Cambria site which are open to the general public and include a fully equipped gym with daily workout classes. Connah's Quay also has its own swimming baths, now called Cambrian Aquatics.

There are some very pleasant countryside walks within the perimeter of the town – the most important being Wepre Countryside Park. The park is an ancient woodland rich in wildlife and history, including Ewloe Castle built around 1150. The park is a greatly valued green space for the residents of Connah's Quay, and used by over 200,000 visitors from across the region annually.

Facebook Live Video

A live video has been carried out at this property by Ben Roberts, showing the property and discussing the main features and the surrounding area. Please take a look at our Facebook page to view this. (Keystone Estate Agents)

Virtual Tour

Please take a look at our website www.keystonepmc.co.uk to conduct a virtual reality viewing of this property.

To Arrange a Viewing

Contact Keystone on 01244 836636

Mortgage Advice

At Keystone we are not your average everyday estate agent. We have fully qualified Mortgage Consultants in house so you can walk in and expect to receive independent mortgage advice from across the whole market place, six days a week. We consider all sorts of circumstances and will work hard to find you the best deal on the market. Pop in today or give us a call on 01244 836636.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

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NOTE FROM KEYSTONE

Mistakes can happen when writing up details and Keystone advises any potential buyer to confirm what is and isn't being left at the property with the vendor prior to making any offers. The buyer is responsible for checking all details and houses are sold as seen.

Keystone has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

We follow the government guide - Consumer protection from unfair trading regulations 1999. For more details of this go to www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts

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