

Princes Street, Connahs Quay, Deeside, Flintshire, CH5 4QE  
£77,000 MS10126



**DESCRIPTION:** A two bedroom terraced property which is in need of some improvements and provides an investment opportunity. The accommodation comprises:- entrance porch, lounge through diner, kitchen, ground floor bathroom, two bedrooms and courtyard to the rear. Gas heating and double glazing. The boiler for the water needs replacing. Enclosed courtyard to the rear.

---

**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 9.00am – 4.00pm Saturday

---

**DIRECTIONS:** Turn left out of our Shotton Office and proceed to Connah's Quay and continue until turning left immediately after the Custom House Public House and proceed until turning right into Howard Street which continues into Princes Street 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.

**HEATING:** Gas heating with radiators. Boiler for water needs replacing.

**ENTRANCE PORCH** Double glazed front door and laminate floor.

**LOUNGE AREA** 12' 3" x 12' 2" (3.73m x 3.71m) Radiator and double glazed window. Living flame coal effect gas fire with wooden surround and mantle. Laminate floor.



**DINING AREA** 11' 1" x 9' 4" (3.38m x 2.84m) Radiator, laminate floor and under stairs storage cupboard.

**KITCHEN:** 11' 5" x 7' 5" (3.48m x 2.26m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Tiled floor.



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Wall mounted boiler for water needs replacing.



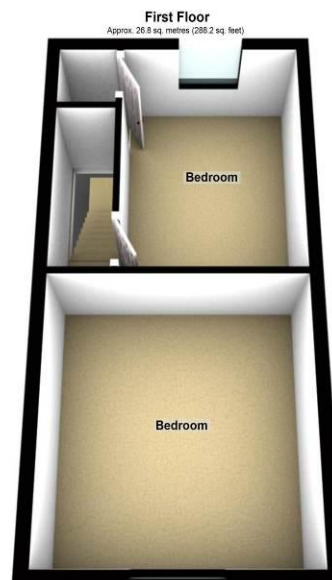
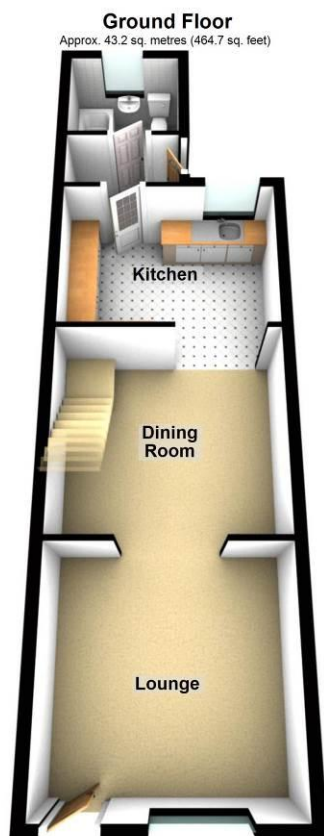
**BEDROOM 1:** 12' 2" x 12' (3.71m x 3.66m) Radiator and double glazed window. Original fire place.



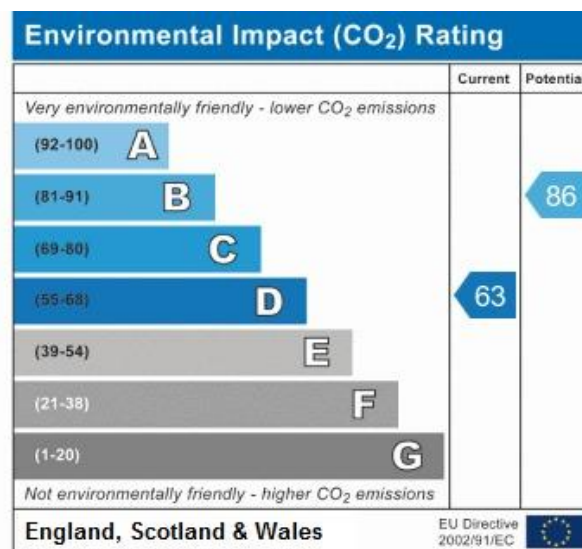
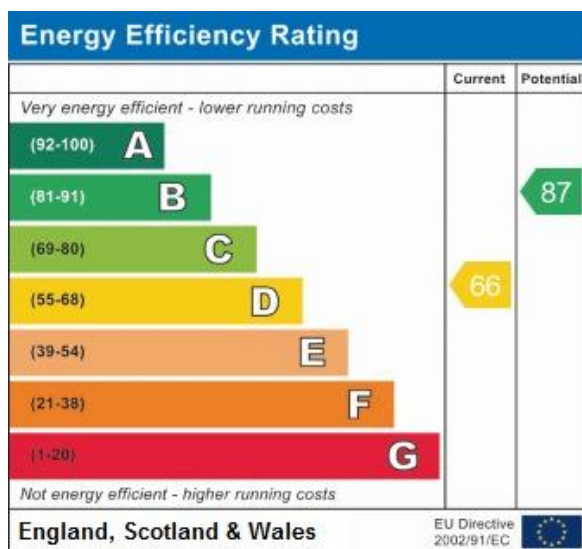
**BEDROOM 2:** 11' x 9' 3" (3.35m x 2.82m) Radiator and double glazed window. Cupboard housing the heating boiler. Laminate floor.

**OUTSIDE:** Paved rear courtyard garden.





Total area: approx. 69.9 sq. metres (752.9 sq. feet)



**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