

Lon Llwyni, Connah's Quay, Deeside, CH5 4ZE  
£200,000 MS10134



**DESCRIPTION:** A beautifully presented three bedroom detached family home with a popular primary school in the vicinity. This property has been improved by the present owner and offers ready to move into accommodation which briefly comprises:- entrance hall, cloaks/w.c, dining room, modern fitted kitchen, bright and airy lounge overlooking the rear garden, master bedroom with en suite shower room, two further bedrooms which are a good size and modern bathroom. Gas heating and double glazing, Parking for two cars, garage, gardens to the front and rear. **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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** Turn left out of the Shotton office and proceed to the traffic lights turning left into Wepre Drive continue passing the park on the left and then turn left into Wepre Lane, continue into Ffordd Newydd passing the primary school on the right and follow this road to the right and at the end turn left into Lon Llwyni where the property will be seen on the head of the cul de sac on the left.




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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:** A sought after residential area on the fringes of Connah's Quay with footpaths ideal for those who like walking and a popular primary school.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and double glazed window. Wood style flooring.

**CLOAKROOM:** Radiator and double glazed window. Wash hand basin and w.c.

**DINING ROOM:** 12' 2" (max to stair recess)x 11' 9" (3.71m x 3.58m) Radiator and double glazed window. Wood style flooring.



**KITCHEN:** 11' 6" x 9' 2" (3.51m x 2.79m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units incorporating wine rack's with work surface over. Electric oven and gas hob. Wall mounted gas boiler. Complimentary tiling to the splash back area's and tiled floor. Double glazed rear exit.



**LOUNGE:** 15' 1" x 11' 3" (4.6m x 3.43m) Radiator, living flame gas fire with surround and hearth. Double glazed French doors to the garden.



**STAIRS AND LANDING:** Loft access and built in storage which has been fitted out and is useful laundry space.

**BEDROOM 1:** 15' 4" (max to recess)x 11' 3" (4.67m x 3.43m) Radiator and double glazed window.



**ENSUITE:** Radiator, double glazed window, w.c., wash hand basin and corner shower cubicle Complimentary modern tiling.



**BEDROOM 2:** 12' 6" x 8' 2" (3.81m x 2.49m) Radiator and double glazed window. Built in wardrobe.



**BEDROOM 3:** 9' 6" x 8' 8" (2.9m x 2.64m) Radiator and double glazed window. Built in wardrobe.



**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.

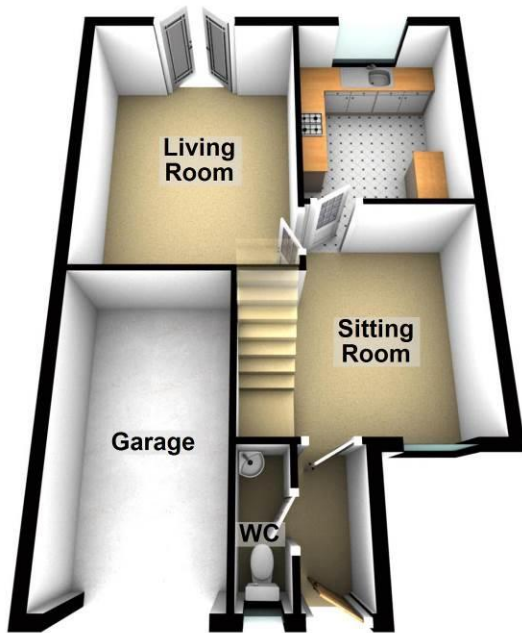




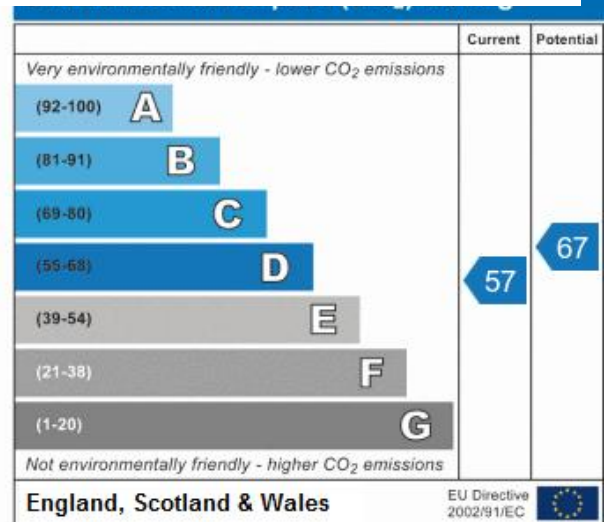
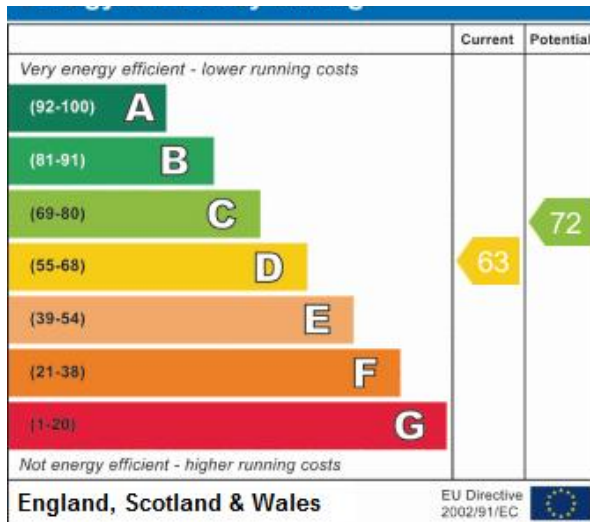
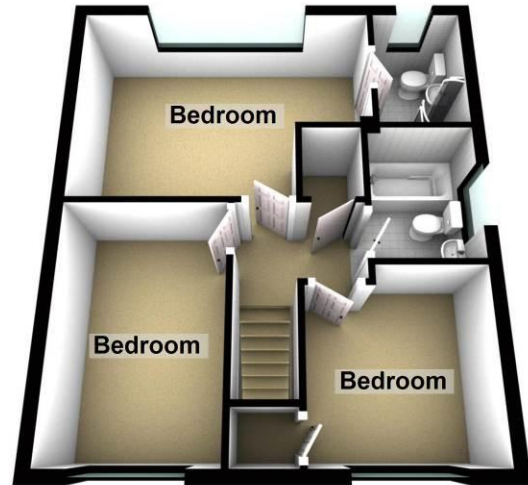
OUTSIDE: Tarmacadam drive to the front providing parking for two cars leading to the garage. Lawn front garden with gate to the side. The rear garden is extensively laid to lawn with two patio area's and established shrubs and plants



Ground Floor



First Floor



**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.

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.