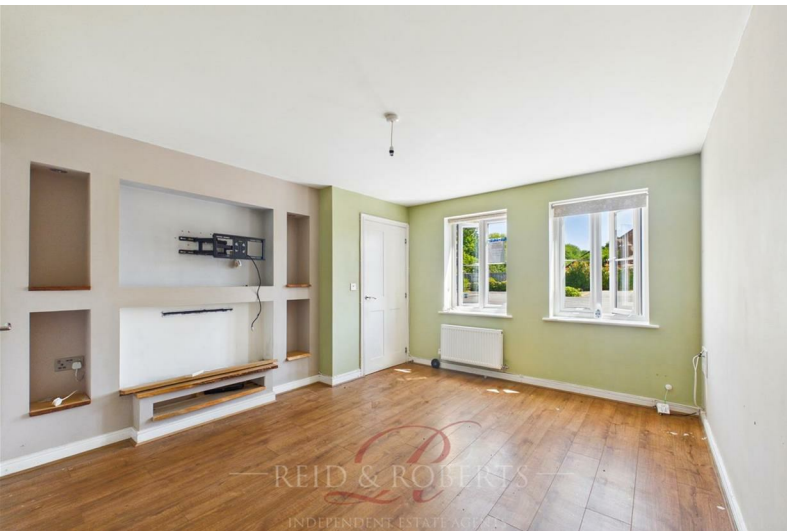




60 Ffordd Boydell

Connah's Quay, Deeside, CH5 4FF

£200,000



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Accommodation Comprises

A paved pathway leads to a uPVC double-glazed entrance door with frosted inset window, opening into the welcoming entrance hallway.

Entrance Hallway

The hallway benefits from wood-effect laminate flooring, double-panel radiator, central ceiling light point, Openreach master socket, Wi-Fi connection point, fuse box and doorbell. A door provides access to the downstairs WC, with further access leading through to the main living accommodation.

Downstairs WC

The downstairs WC comprises a low-flush WC and wash hand basin with mixer tap over. The room benefits from continuation of the wood-effect laminate flooring, splashback tiling, double-panel radiator, and central ceiling light point.

Lounge

The lounge provides a comfortable living space with wood-effect laminate flooring and a feature media wall with integrated shelving, wall-mounted TV bracket, and recessed spotlights creating a focal point. The room benefits from two uPVC double-glazed windows to the front elevation, both with side openers, allowing plenty of natural light into the space. There is also a double-panel radiator beneath, plug sockets with USB ports, TV point, and central ceiling light point.

Inner Hallway

The inner hallway provides access to the kitchen/dining room and features continuation of the wood-effect laminate flooring. Stairs rise to the first-floor accommodation, with a central ceiling light point and double-panel radiator.

Kitchen / Dining Room

The kitchen/dining room offers excellent potential for buyers looking to modernise and create a fantastic family kitchen space. Fitted with a range of wall, drawer and base units, the kitchen provides ample storage options and workspace. There is space available for a tall standing fridge freezer, along with an integrated Indesit eye-level electric oven, gas hob, and stainless steel extractor fan above. The kitchen also benefits from plumbing and space for both a washing machine and tumble dryer. There is slate-effect tiled flooring, splashback tiling behind the gas hob, and matching splashback surrounding the granite-effect work surfaces. A uPVC double-glazed window to the rear elevation with side opener provides views over the garden, alongside a double-panel radiator and central ceiling light point. There is generous space for a dining table, making this an ideal area for family dining and entertaining, with uPVC double-glazed patio doors opening out onto the rear garden.

First Floor Accommodation

Landing

The stairs rise to the first-floor landing, which provides access to all three bedrooms, the family bathroom, and airing cupboard. The landing benefits from a central ceiling light point and radiator.

Master Bedroom

The master bedroom provides a spacious retreat and benefits from fitted wardrobes with hanging rails, storage shelving, and mirrored decorative doors, offering excellent storage solutions. A uPVC double-glazed window to the rear elevation with side opener overlooks the rear garden and fields beyond, with radiator beneath and central ceiling light point. A door leads into the en-suite shower room.

En-Suite Shower Room

The en-suite comprises a three-piece suite including a squared shower cubicle with shower unit, handheld attachment, and glass shower door, low-flush WC, and wash hand basin with mixer tap over set above a wall-mounted vanity unit. The room further benefits from a uPVC double-glazed frosted window to the rear elevation, heated towel rail, slate-effect vinyl flooring, shaving point, extractor fan, and ceiling light point.

Bedroom Two

The second bedroom is a good-sized room benefiting from a uPVC double-glazed window to the front elevation with side opener, double-panel radiator beneath, and central ceiling light point.

Bedroom Three

The third bedroom provides a useful additional bedroom space and benefits from a uPVC double-glazed window to the front elevation with side opener, radiator, and central ceiling light point.

Family Bathroom

The family bathroom comprises a three-piece suite including a panel bath with taps over, splashback tiling, wash hand basin with mixer tap over, and low-flush WC. Additional features include vinyl slate-effect flooring, heated towel rail, extractor fan, central spotlight, and uPVC double-glazed frosted window to the side elevation with side opener.

External

Parking & Front

To the front of the property is a paved driveway providing off-road parking for two vehicles, with a paved pathway leading to the front entrance. Side access provides a convenient route through to the rear garden.

Tel: 01352 700070

Rear Garden

The rear garden offers a private and enclosed outdoor space, surrounded by wooden fencing with mature trees and established greenery to the rear, creating a good degree of privacy and a pleasant outlook. The garden features a paved patio area, lawned section, and side access leading back to the front of the property, providing convenient access for bins and outdoor storage.

Council Tax Band - D

EPC Rating - C

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

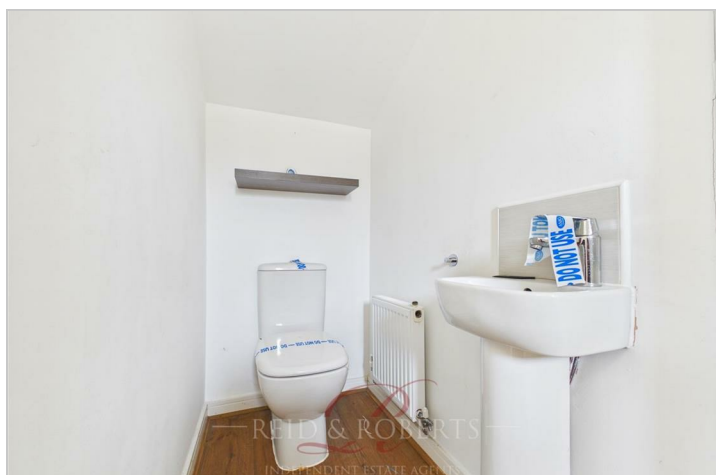
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



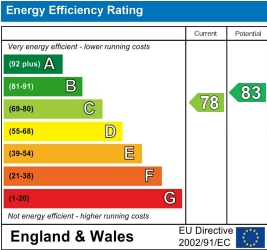
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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