



## 25 Maes Deri

Ewloe, Deeside, CH5 3UW

£130,000

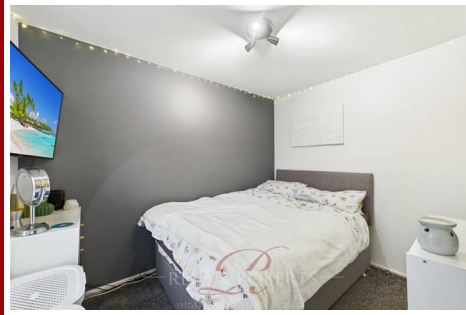




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## Accommodation Comprises

### Entrance Hallway

A welcoming entrance with staircase rising to the main living level, offering access to all rooms. Useful storage cupboard ideal for coats, shoes or household essentials.

### Lounge

A bright and generously sized reception room with large window allowing natural light to flood the space. Ample room for both living and dining furniture, making it ideal for relaxing or entertaining.

### Kitchen

A modern fitted kitchen offering a range of wall and base units with complementary worktops, stainless steel sink with mixer tap, integrated oven and hob with extractor fan, space for appliances and a pleasant view over the communal grounds.

### Bedroom One

A spacious double bedroom with built-in storage and ample space for additional bedroom furnishings.

### Bedroom Two

A well-proportioned second bedroom, perfect as a guest room, nursery, home office or dressing room.

### Bathroom

Fitted with a contemporary three-piece suite comprising panel bath with overhead shower, wash-hand basin and low-flush WC. Finished with modern tiling and neutral décor.

### Outside

The property enjoys access to attractive communal

gardens laid mainly to lawn with mature shrubs and seating areas. There is also allocated parking for residents and additional visitor parking.

**Council Tax Band - C**

**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.

### 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

### 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.

### Loans and Repayments

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

### 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

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most competitive rates around. Telephone Mold office on 01352 700070

### 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

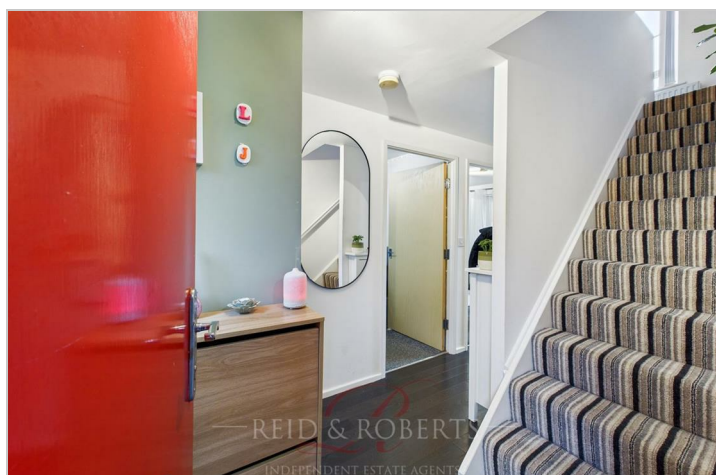
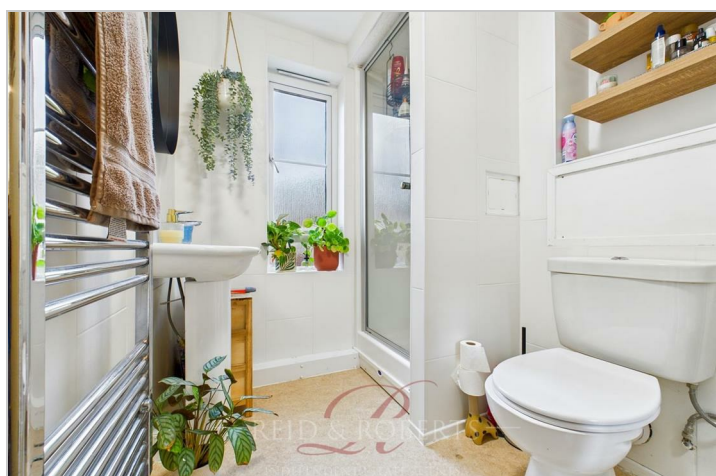
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



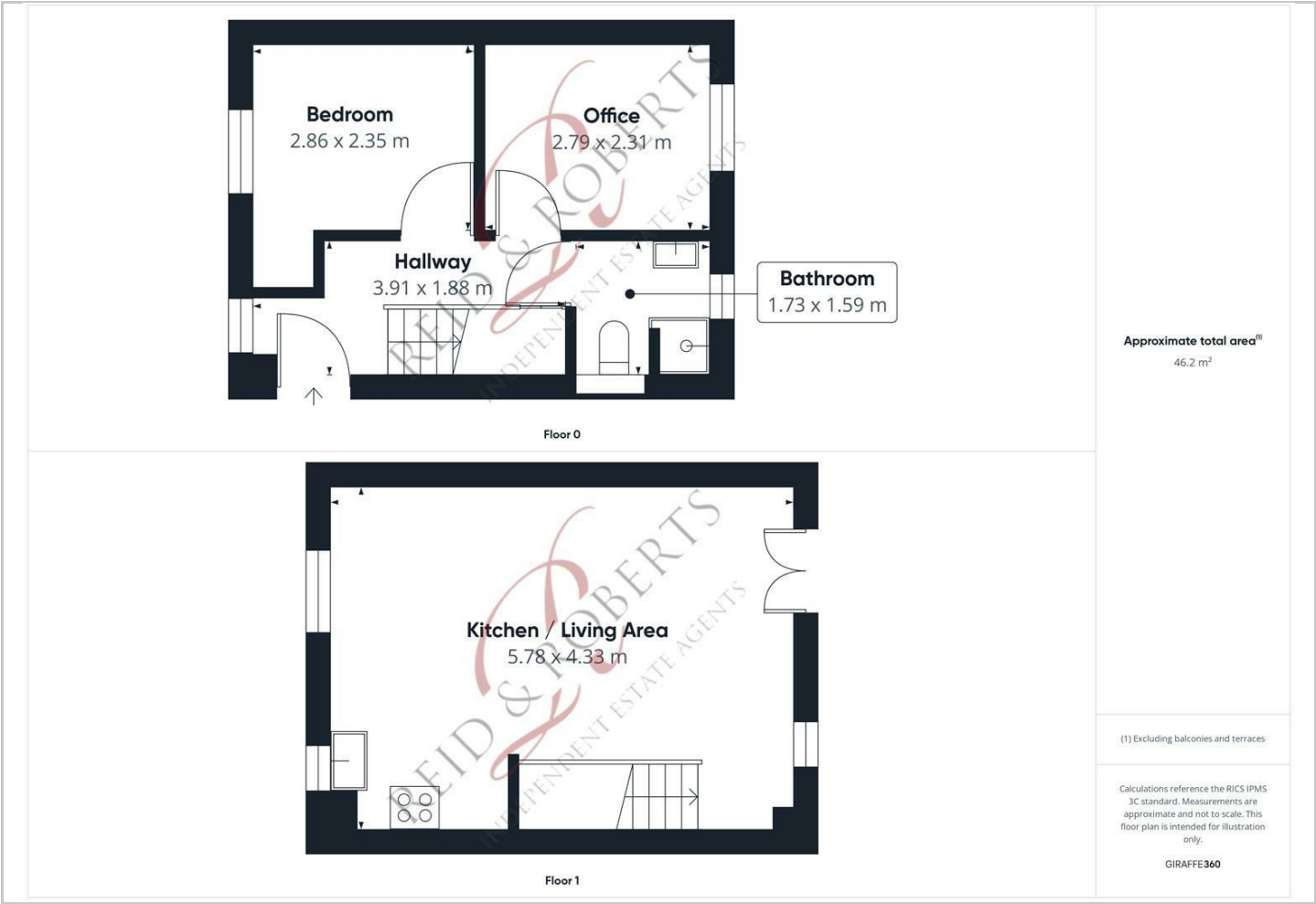
Hybrid Map



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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