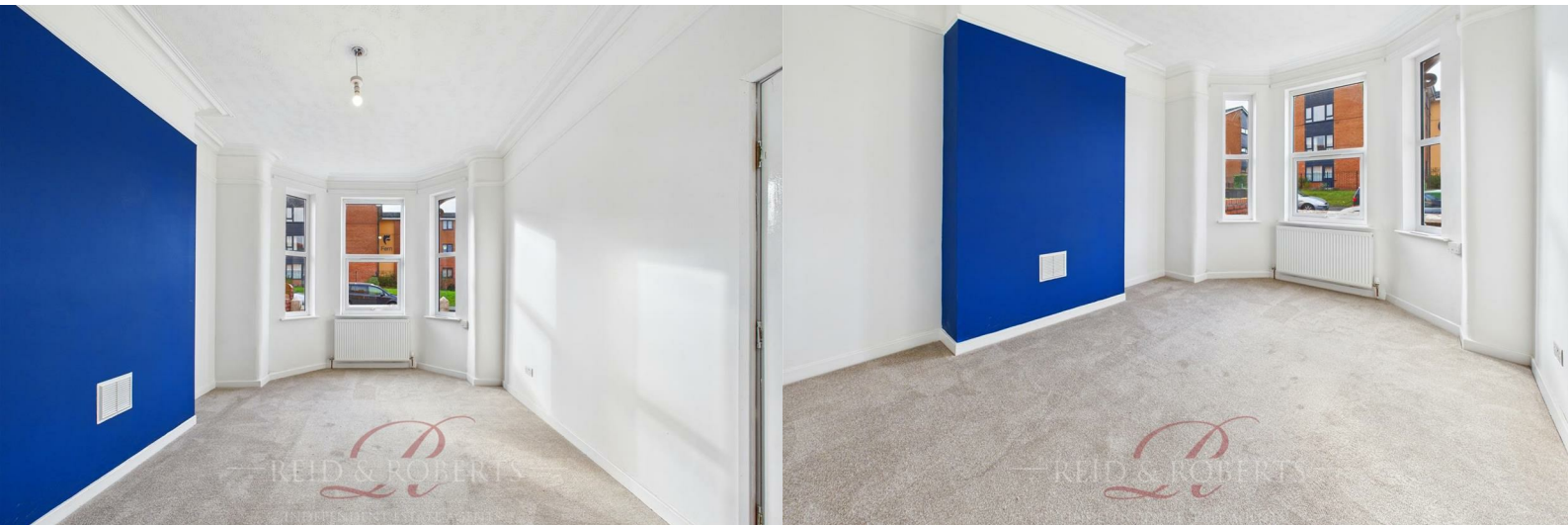




68A Church Street

Connah's Quay, Deeside, CH5 4AQ

£110,000



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Property Description

This beautifully renovated and reconfigured ground floor apartment offers stylish, spacious and versatile living, finished to an excellent standard throughout. The property seamlessly blends modern comforts with charming period-style features, including high ceilings, decorative coving, picture rails and a striking bay window, creating a bright and characterful home. The recent installation of a new combination boiler provides additional peace of mind and ensures efficient heating and hot water for years to come.

In brief, the accommodation comprises a communal hallway leading to Apartment 68A, where you step into a welcoming and light-filled lounge, which in turn leads to an inner hallway with a useful storage cupboard, two well-proportioned bedrooms, a kitchen, and a further hallway providing access to the rear and downstairs areas.

The property is ideally situated in the popular and well-established area of Connah's Quay, which offers a wide variety of local shops, amenities and excellent educational facilities. There is easy access to several highly regarded primary schools including Wepre CP Primary, Golftyn Primary and Ewloe Green CP Primary, along with secondary schools and recreational facilities nearby. Excellent transport links provide convenient access to Chester and the wider North West via the A55 and Flint Bridge, connecting Deeside Industrial Park with major commuter routes including the M53, M56, M6 and M60 motorways.

Accommodation Comprises

68A is approached via a covered porchway with quarried tiled flooring, leading into a welcoming entrance area finished with attractive parquet-style vinyl flooring. From here, there is access to the communal entrance serving the upper apartment, and a private entrance door opening directly into the main living space.

Living Room

The lounge is a generously proportioned and characterful room, featuring a bay-style individual window to the front elevation, double glazed in uPVC with a bottom opening section. The room benefits from a double panel radiator, high ceilings with decorative coving, a picture rail, textured ceiling, central ceiling light point, and a chimney breast recess, creating a pleasant focal point.

Inner Hallway

From the lounge, an inner hallway provides access to the remainder of the accommodation. This area is carpeted and includes textured ceilings, central ceiling light point, and wall-mounted heating controls. A useful storage cupboard is located off the hallway, offering excellent storage with high ceilings.

Bedroom One

A well-sized double room positioned to the rear elevation, featuring a uPVC double glazed window with bottom opener, high ceilings, decorative coving, picture rail, and central ceiling light point.

Kitchen

The newly fitted kitchen, features a comprehensive range of modern under-base units finished in high-gloss cabinetry. The kitchen is equipped with soft-close doors and drawers, a contemporary stainless-steel sink unit, and a selection of integrated appliances. These include an electric oven, a four-ring hob, and space for additional built-in appliances, providing both style and functionality for everyday living.

Shower Room

The shower room is modern and well-appointed, comprising a corner shower cubicle with both rainfall and handheld attachments, wash hand basin set within a vanity unit with soft-close storage cupboards, and a low-flush WC. The room is finished with wood-effect laminate flooring, marble-effect wall tiling to one wall, extractor fan, heated towel rail, frosted uPVC double glazed window with top opener, and a central ceiling light point.

Hallway

A further inner hallway with parquet-style flooring provides additional circulation space and includes a double panel radiator. A uPVC double glazed door gives access to the side elevation and rear garden, ideal for outdoor enjoyment.

Bedroom Two

The second bedroom is a well-proportioned room, benefiting from a double-glazed UPVC window with a tilt-and-turn opener overlooking the rear for privacy. The room features high ceilings, a textured ceiling with decorative coving, a picture rail, and a central ceiling light point, creating a bright and spacious feel.

Outside

The main outside space is a concrete space, offering a low-maintenance outdoor space, enclosed by brick walling and panelling to the rear for privacy. There is a stepped-up additional concrete patio area, ideal for outdoor seating and entertaining. There is space for a shed, should additional storage be required. The garden also benefits from rear access, making it convenient for bin storage and general access.

EPC Rating - D

Council Tax Band - A

Tel: 01352 700070

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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.

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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

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

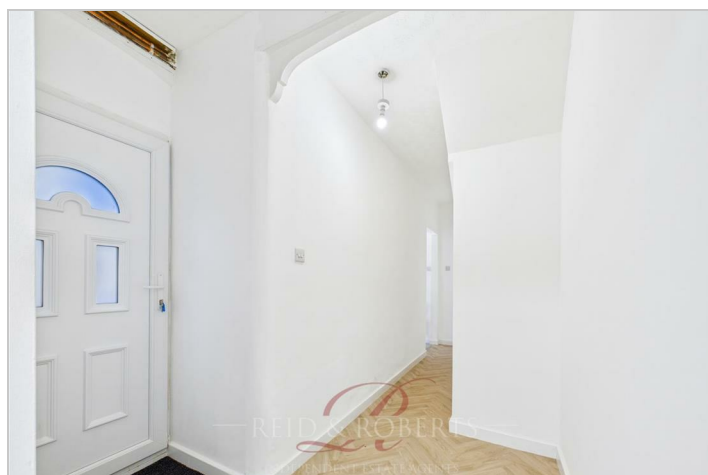
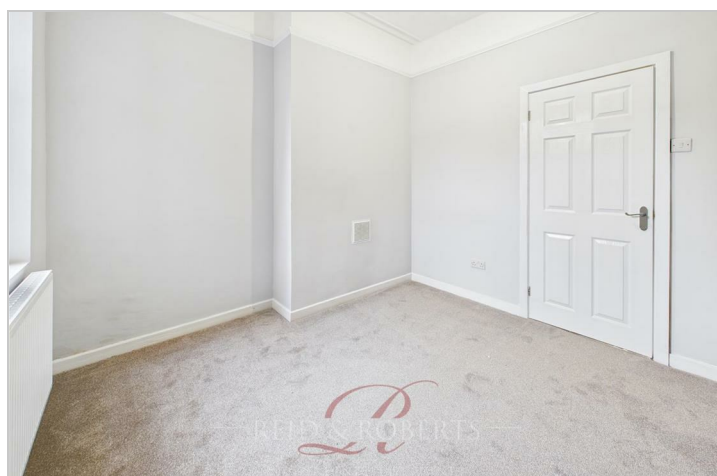
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

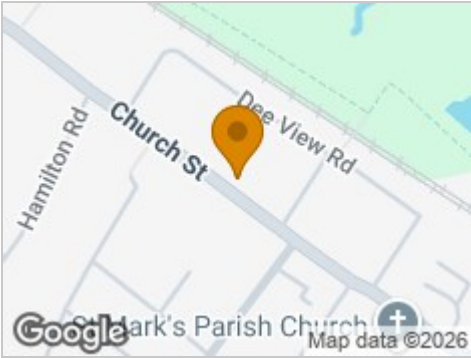
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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Road Map



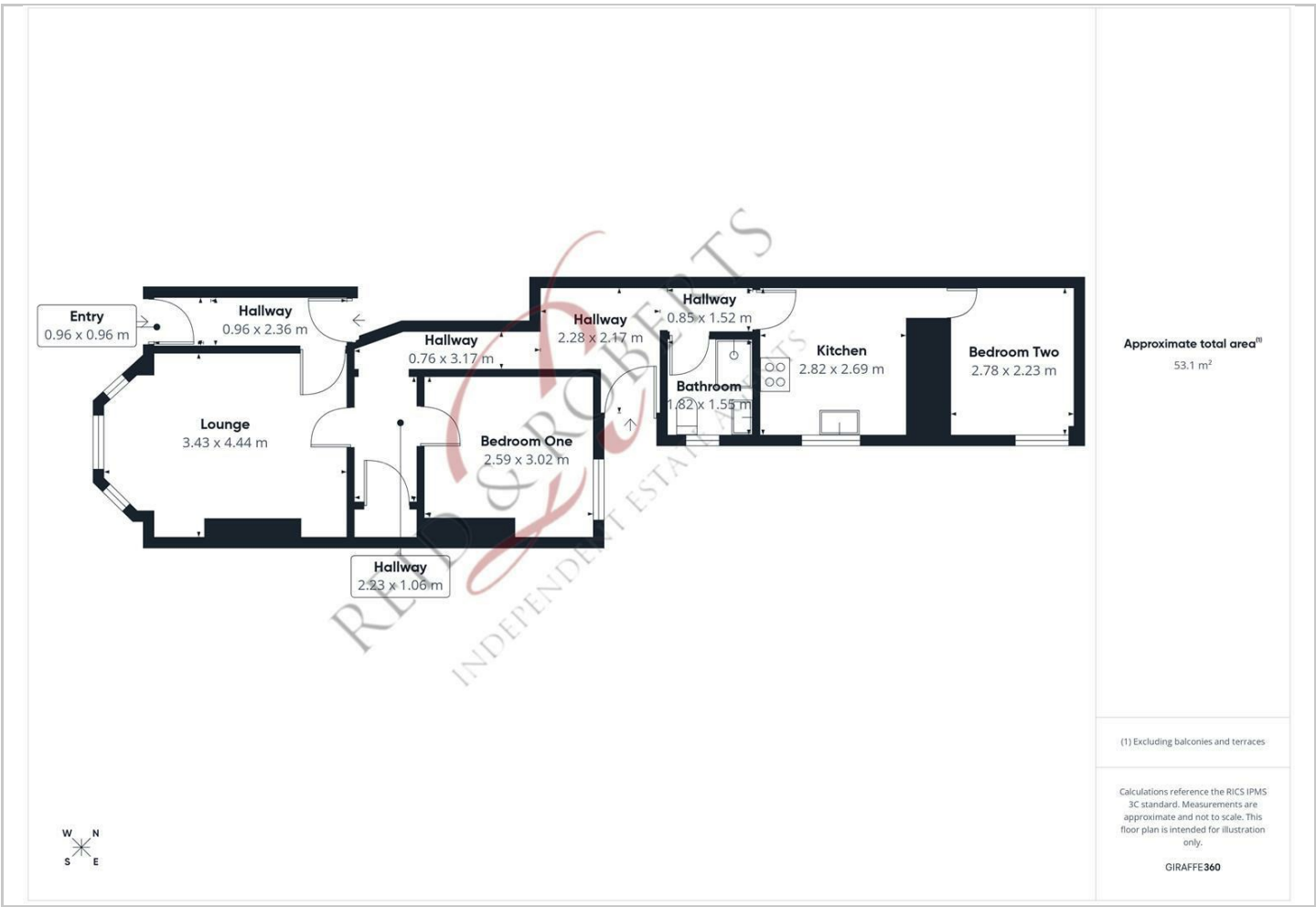
Hybrid Map



Terrain Map



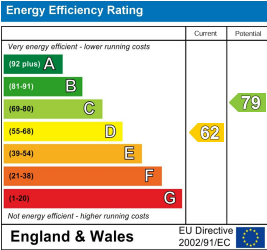
Floor Plan



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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