



## 94 Wepre Lane

Connah's Quay, Deeside, CH5 4JU

£150,000



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## **SOLD WITH TENANT IN SITU – Investors Only**

The property is being offered to investors with a long-standing tenant in situ, ensuring uninterrupted tenancy and immediate rental income. The current tenant has been in residence for 14 years and pays £650 per calendar month.

## **Accommodation Comprises**

Accessed via a uPVC double glazed door with frosted glass and matching side panels.

## **Entrance Porch**

With stairs rising to the first floor, ceiling light point and access into the main ground floor accommodation.

## **Lounge**

A bright and comfortable living space featuring wood-effect flooring, panel radiator, coving and central ceiling light point. Patio doors open directly onto the rear garden, with an additional window to the front elevation allowing plenty of natural light.

## **Kitchen**

Fitted with a range of wall, base and drawer units with complementary work surfaces, space for an oven with stainless steel extractor over, plumbing for a washing machine, space for tumble dryer and under-counter fridge. uPVC double glazed window to the rear elevation and side access door with frosted glazing.

## **Inner Hallway**

Formerly utilised as an under-stairs cupboard, this space has been adapted to provide direct internal access to the garage.

## **Integral Garage / Utility Area**

Integrated garage currently utilised as a utility and storage area, housing the fuse box, gas meter and wall-mounted combi boiler, with lighting, power, concrete flooring and an up-and-over door. Internal access via under-stairs storage.

## **Stairs lead to the First Floor Accommodation**

## **Landing**

With ceiling light point, smoke alarm and access to loft space.

## **Bedroom One**

A spacious double bedroom with fitted wardrobes, large uPVC double glazed window to the front elevation, central ceiling light point and useful eaves storage.

## **Bedroom Two**

A well-proportioned double bedroom with uPVC double glazed window to the front elevation, panel radiator and ceiling light point.

## **Bedroom Three**

A further good-sized bedroom with uPVC double glazed window, panel radiator, ceiling light point and additional eaves storage.

## **Bathroom**

Fitted with a three-piece suite comprising panelled bath with mixer taps and handheld shower attachment, low flush WC and wash hand basin with mixer tap. Fully tiled walls, vinyl flooring, two ceiling light points and uPVC double glazed frosted window to the side elevation.

## **Garden**

A generously proportioned and fully enclosed rear garden arranged over two levels.

The upper tier offers a spacious paved patio area, providing practical outdoor space and currently complemented by a range of potted plants and decorative features. Steps lead down to the lower section of the garden, which comprises a paved pathway and an area laid mainly to soil and lawn.

The garden is enclosed by timber fencing and benefits from a good degree of privacy, with a mature evergreen tree to the rear adding greenery and character.

## **EPC Rating - C**

## **Council Tax Band - D**

Tel: 01352 700070

### 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.

### 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

### 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 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

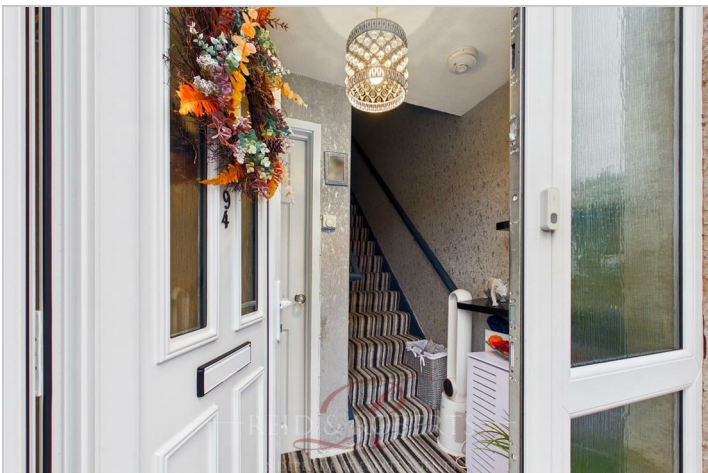
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

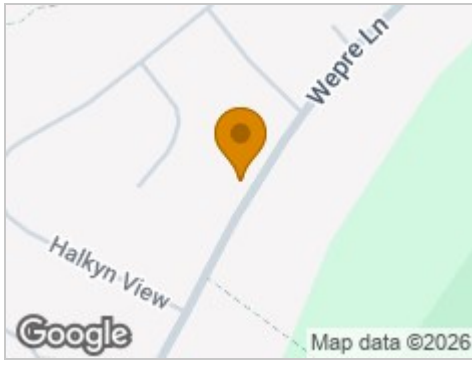
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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



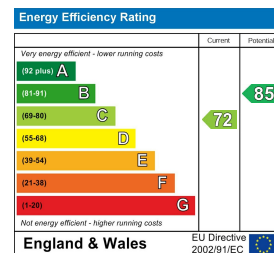
## Floor Plan



## 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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