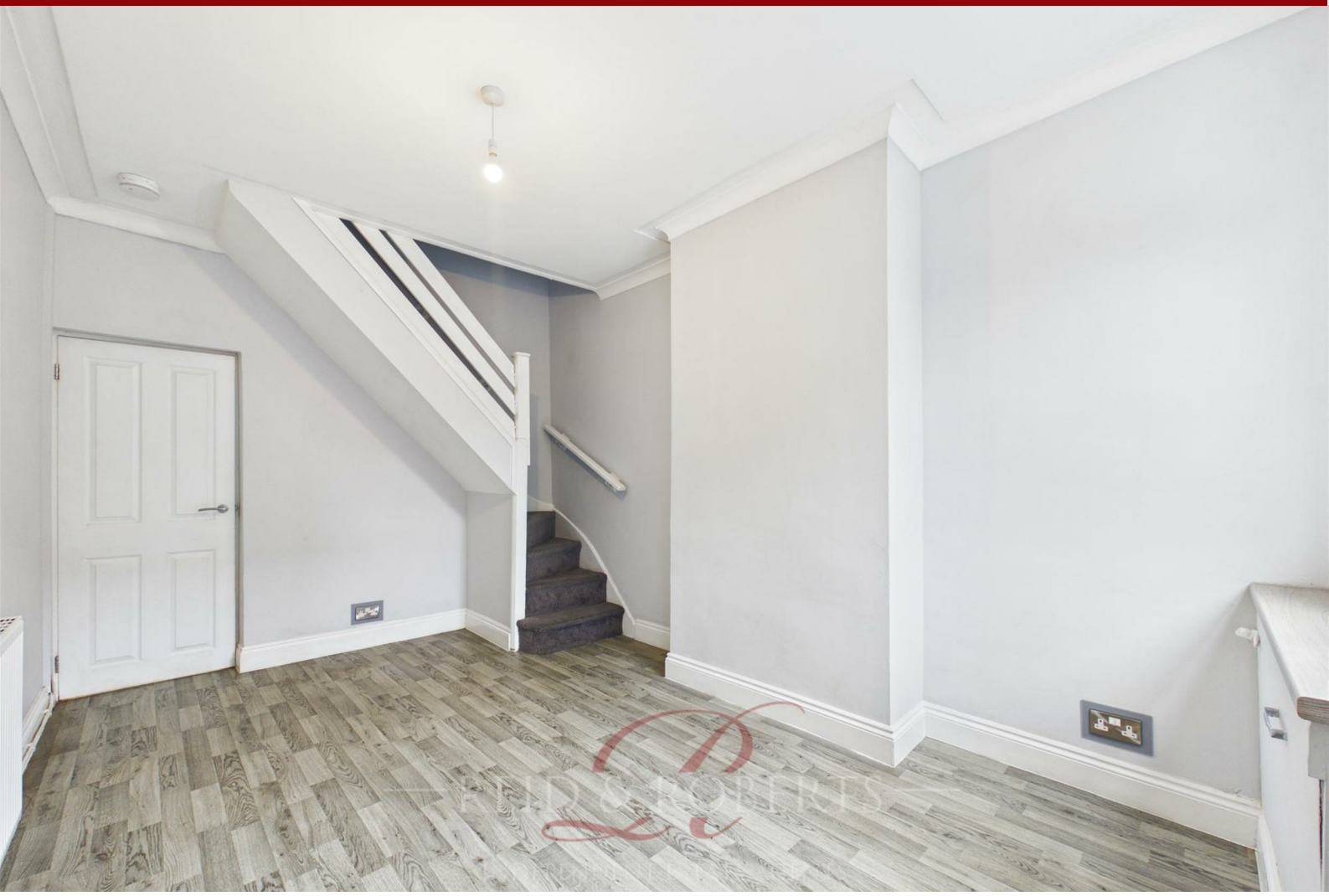
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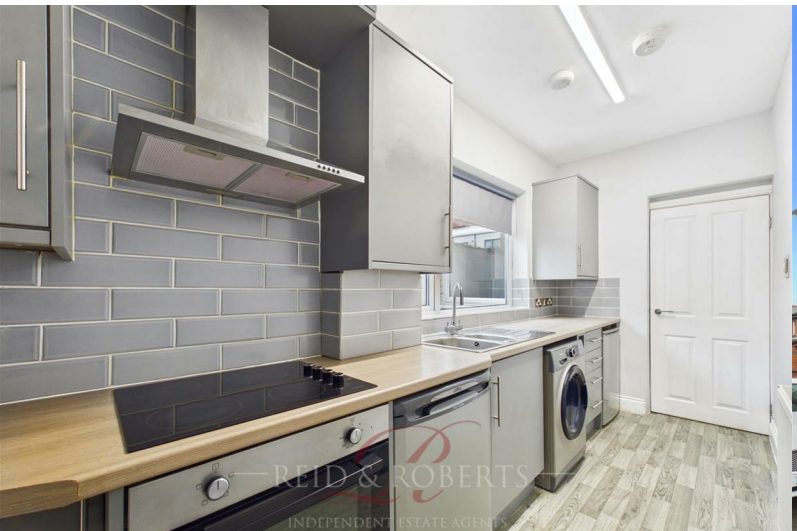


5 Pen Y Llan

Connahs Quay, CH5 4UW

Offers In The Region Of £140,000

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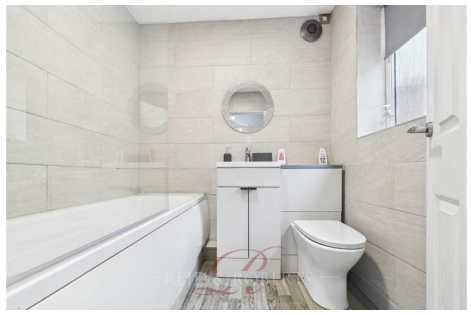




5 Pen Y Llan

Connahs Quay, CH5 4UW

Offers In The Region Of £140,000


Accommodation Comprises

The property is approached via a paved pathway to the front, with a **UPVC entrance door opening directly into the living room.

Lounge

A welcoming and comfortable main reception room, entered via a UPVC entrance door. A UPVC double glazed window to the front elevation allows natural light to fill the space, while laminate flooring provides a practical finish. Further features include a double-panelled radiator, central ceiling light point and staircase rising to the first-floor

Dining Room

A fantastic addition to the home, this versatile second reception room provides valuable additional living space and could be utilised as a formal dining room, family room, playroom or home office. A UPVC double glazed window overlooks the rear courtyard, with a central ceiling light point and power points. A door provides access through to the kitchen.

Kitchen

The modern galley-style kitchen is fitted with a range of wall and base units complemented by work surfaces, providing useful preparation and storage space. There is a stainless steel sink with mixer tap, plumbing for a washing machine, space for an under-counter fridge and provision for a cooker with extractor hood over. Tiled walls provide a practical finish, while a UPVC double glazed window to the side elevation brings in natural light. Further features include ceiling light points and smoke alarms.

Rear Porch

A useful rear porch connecting the kitchen with the bathroom and providing direct access to the rear courtyard via a UPVC door with frosted glazing.

Ground Floor Bathroom

A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin with mixer tap and low-level WC. The room is finished with tiled walls and laminate flooring, together with a heated towel rail, extractor fan and frosted UPVC double glazed window providing natural light and privacy.

First Floor Comprises

Landing

Bedroom One

A generously proportioned principal bedroom offering plenty of space for a range of bedroom furniture. A UPVC double glazed window overlooks the front elevation, with a double-panelled radiator and central ceiling light point completing the room.

Bedroom Two

A further well-proportioned bedroom positioned to the rear of the property, offering flexible accommodation suitable for a double bedroom, guest room or additional family space. Features include a UPVC double glazed window, radiator and central ceiling light point, with access to the loft also provided.

Bedroom Three

A useful third bedroom with a UPVC double glazed window overlooking the rear elevation, radiator and central ceiling light point. The room would work particularly well as a child's bedroom, nursery, dressing room or dedicated home office.

External

Outside Yard

To the rear is an enclosed, low-maintenance courtyard offering a private and manageable outdoor space. There is room for outdoor seating and potted plants, creating an ideal spot to sit outside during the warmer months, while a wooden gate provides external access.

EPC Rating - C

Council Tax Band B

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.

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.

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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

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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.

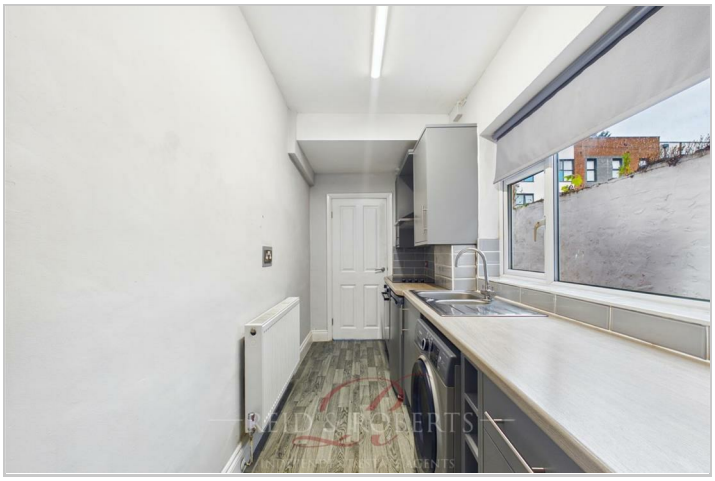
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

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



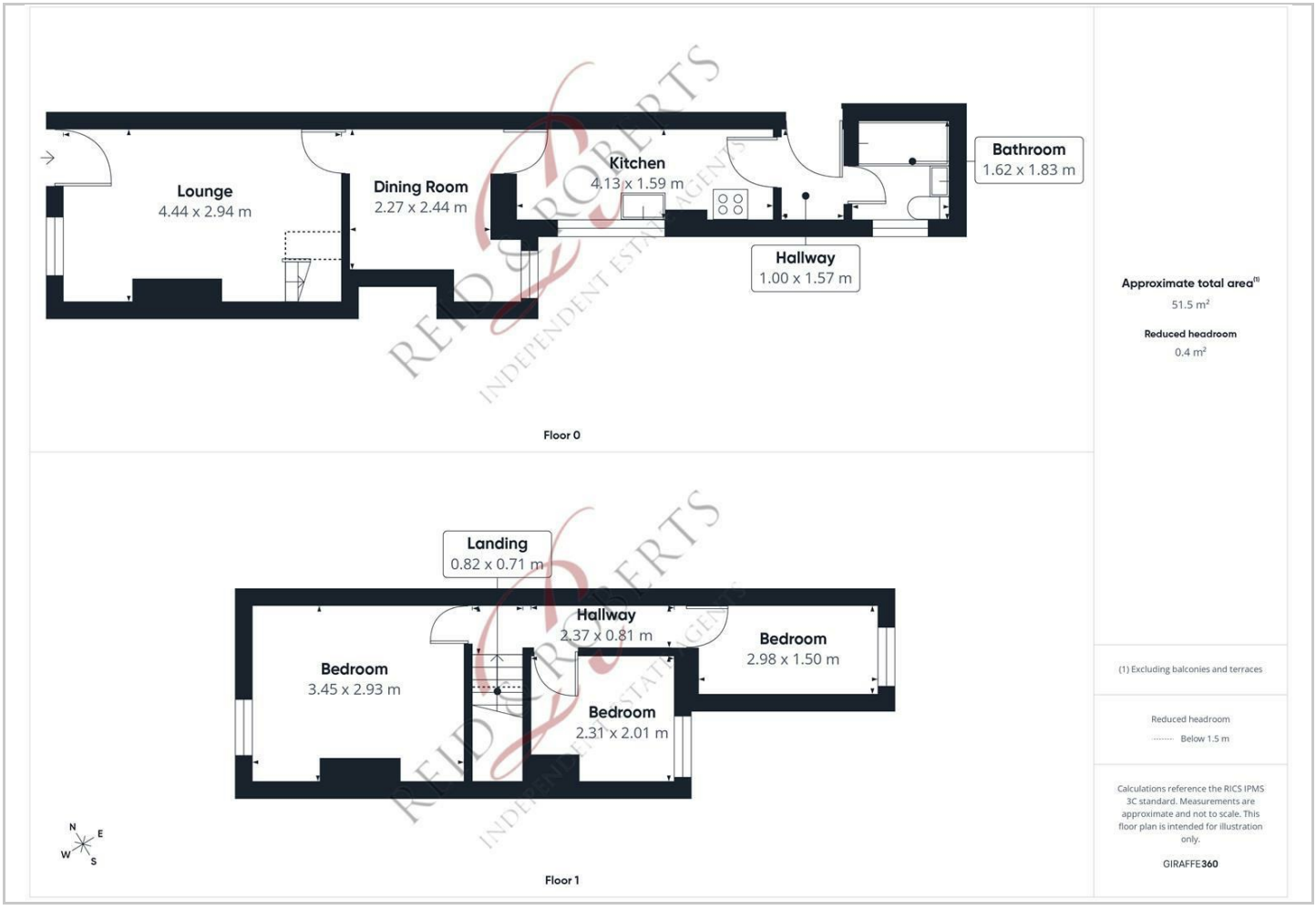
Hybrid Map



Terrain Map



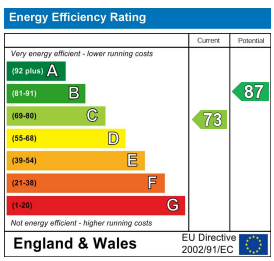
Floor Plan



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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