



## 90 Kelserton Road

Connahs Quay, CH5 4BJ

£280,000



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## Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this attractive three-bedroom semi-detached home, ideally situated in a highly sought-after area close to local amenities, including the college, major road networks, and the picturesque Wepre Park. The property has been carefully maintained and thoughtfully updated by the current owners, offering a welcoming blend of modern comfort and retained character throughout.

Recent improvements include tasteful decorative updates and the addition of a newly fitted log burner in the lounge, set on a slate hearth with an inset oak beam above, creating a warm and inviting focal point. These enhancements complement the home's original features, resulting in a property that feels both fresh and homely while remaining full of charm.

A particular highlight of the property is the generous, three-tiered rear garden, which offers considerably more space than average. Well established and attractively arranged, the garden provides a range of usable areas ideal for outdoor dining, entertaining, or simply relaxing during the warmer months, making it a wonderful space for families and social gatherings alike.

This is a well-presented home, perfectly suited to families or buyers seeking a comfortable property in a prime location, with the reassurance that it has been cared for and gently updated over time.

In brief, the accommodation comprises an Entrance Hallway with understairs storage, an open-plan living and dining room, and a fitted Wren kitchen to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally, the property benefits from an extensive driveway providing ample off-road parking for multiple vehicles, which continues towards the rear garden.

Located in the popular area of Connah's Quay, the property is conveniently positioned close to a range of local shops, Ofsted-approved primary schools including Wepre CP, Goflynn Primary, and Ewloe Green CP, as well as secondary schools and leisure facilities. Excellent transport links provide easy access to Chester and the wider Northwest, with the A55, Flint Bridge, and major motorway networks (M53, M56, M6) all within easy reach, making this an ideal choice for commuters, including those working within the Deeside Industrial area.

## Entrance Hallway

The property welcomes you through a stylish double-glazed composite front door, complemented by frosted side panels that allow natural light to fill the space while maintaining privacy. Stepping inside, you are greeted by an expansive hallway featuring elegant parquet flooring that adds warmth and character to the home. A sweeping turn-case staircase leads to the first floor, with a practical understairs storage cupboard, ideal for keeping the area clutter-free. A double-glazed window on the side elevation enhances the brightness of the space. The hall is finished with a radiator, multiple power points, and original-style doors leading to the adjacent rooms, preserving the property's classic charm.

## Open Plan Lounge/Dining Room

This spacious reception room provides ample space for both lounge and dining areas, creating a versatile open-plan living space ideal for family life. The room

is bathed in natural light, with a large double-glazed bay window to the front and an additional window to the rear elevation. The lounge area now benefits from a newly fitted log burner, set on a slate hearth with an inset oak beam above, creating a warm and inviting focal point. Wood-effect parquet styled laminate flooring runs throughout, adding a contemporary touch. The room is equipped with double-panel radiators, TV points, and multiple power outlets, ensuring comfort and convenience for modern living.

## Kitchen

The newly fitted Wren kitchen is beautifully designed, featuring an extensive range of wall and base units with integrated drawers and cupboards, complemented by matching upstands and solid wood worktops. The kitchen includes an inset sink with a cottage-style mixer tap, adding a touch of rustic charm. Integrated appliances include a fridge/freezer, washing machine, and dryer, with space for a range cooker beneath a striking glass lantern roof that floods the space with natural light. The kitchen is further enhanced by an anthracite vertical designer radiator, power points, and double-glazed windows to the side and rear elevations. A composite stable door provides convenient access to the garden, blending practicality with style.

## Stairs From Hallway Rise To

## Landing

A double-glazed window on the side elevation allows natural light to fill the landing area, creating a bright and airy atmosphere. The space also features convenient loft access, offering additional storage potential. Original-style doors lead to the surrounding rooms, maintaining the home's classic character and charm.

## Bedroom One

A generous sized double bedroom with double glazed bay window to the front elevation, wood effect laminate style flooring, radiator and power points.

## Bedroom Two

Another double room with double glazed window to the rear elevation overlooking the rear garden and trees beyond, wood effect laminate style flooring, radiator and power points.

## Bedroom Three

Currently used as a home office, this room offers ample space to accommodate a double bed, making it a versatile option for guests or family. A double-glazed window at the rear elevation provides a pleasant view of the rear garden and the trees beyond, enhancing the room's appeal, wood effect laminate style flooring, radiator and power points.

## Bathroom

The bathroom is fitted with a contemporary three-piece suite, featuring a panelled bath complete with a glass shower screen and mixer taps, along with a convenient handheld shower attachment and a wall-mounted shower head above. Additional amenities include a low-level WC and a pedestal wash hand basin, all set against a backdrop of partial wall tiling that adds a touch of elegance with the addition of radiator and double glazed frosted window to the side elevation.

## Outside

To the front, the property is approached via a block-paved driveway, providing off-road parking for several vehicles. The garden is predominantly laid to lawn,

framed by a border of established hedging, offering both privacy and curb appeal. Gated access is available to the side, leading to the rear garden. The rear garden is a standout feature, showcasing a spacious, tiered layout adorned with lush greenery, vibrant flowers, and winding pathways. Each tier creates a distinct area for relaxation, entertainment, and gardening. The top tier boasts a large paved patio area, perfect for enjoying panoramic views of the surrounding landscape, along with a lawned section currently accommodating a swing set. Descending to the lower tier, you'll find another patio area complemented by a newly added pergola, ideal for enjoying warm summer evenings. This tier also includes a bed of railway sleepers, where wildflowers bloom in the early summer months, enhancing the garden's charm. Additionally, the garden benefits from a well-equipped shed with light and power, providing practical storage solutions. The entire space is enclosed by panelled fencing, ensuring privacy and security.

#### EPC Rating C

#### Council Tax Band C

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#### 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

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MONDAY - FRIDAY 9.00am - 5.30pm  
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#### Services

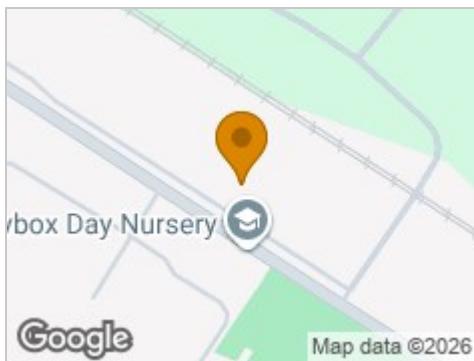
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#### Viewings

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## Road Map



## Hybrid Map



## Terrain Map



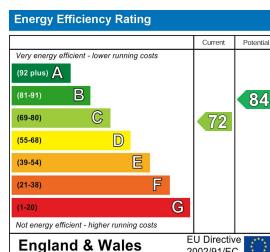
## Floor Plan



## 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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