



## 11 Cambrian Way

Ewloe, Deeside, CH5 3RE

Offers In The Region Of £280,000



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### Accommodation Comprises:

Step up to black composite door opening into:

#### Reception Hall

Bright and inviting hallway featuring tiled flooring, a double-panel radiator, and a coved ceiling with a smoke alarm. This space sets the tone for the stylish interiors throughout the property. A turned staircase leads to the first floor, while doors provide access to the main living areas.

#### Lounge/Dining Room

A beautifully presented living space, the lounge boasts a feature log burner set on a slate hearth, adding warmth and charm. The wood-effect laminate flooring complements the neutral décor, creating a modern yet cosy atmosphere. A set of UPVC French doors with matching side panels flood the space with natural light and open onto the south-facing rear garden, extending the living space outdoors. The dining area seamlessly connects to the lounge, continuing the same elegant flooring. A UPVC window to the front elevation provides an attractive focal point while ensuring a bright and airy feel. This space comfortably accommodates a dining table, making it ideal for family meals and entertaining.

#### Kitchen

Designed with both style and functionality in mind, the modern kitchen is fitted with an array of sleek grey wall and base units, topped with wooden worktops. A black ceramic one-and-a-half bowl sink with a drainer and mixer tap sits beneath a well-placed window, adding to the light and airy feel. High-quality Bosch appliances include a four-ring induction hob, an eye-level oven and grill, and an integrated under-counter fridge and dishwasher. Decorative splashback tiles, tiled flooring, and inset spotlights complete this contemporary kitchen space. A UPVC door with double glazed frosted window opens into the rear garden. Door to understairs storage cupboard.

#### Downstairs Bedroom Three

This versatile room features wood-effect laminate flooring, a double-panel radiator, and a UPVC double-glazed window to the front elevation. With neutral décor and central ceiling light, it offers the flexibility to be used as a guest bedroom, home office, or playroom.

#### Downstairs W.C

A stylish and practical addition to the home, the downstairs W.C is fitted with a modern two-piece suite comprising a vanity unit with an inset wash basin and mixer tap, and a close-coupled W.C with built-in storage. The granite-effect worktop and window sill enhance the

elegant design, while a single-panel radiator, tiled flooring, and an automatic light complete the space.

#### First Floor Accommodation

##### Landing

Ascending the stairs, a UPVC frosted window to the side elevation allows natural light to illuminate the landing. A central ceiling light, loft hatch access, and a built-in storage cupboard with shelving provide practical storage solutions.

##### Bedroom One

Positioned at the front of the property, this spacious double bedroom is filled with natural light from a large UPVC double-glazed window. It features a double-panel radiator, carpeted flooring, and a TV point, offering a comfortable and inviting retreat with plenty of space for furniture.

##### Bedroom Two

Located at the rear, this well-proportioned bedroom enjoys views over the garden through a UPVC double-glazed window. With a single-panel radiator, carpeted flooring, and a central ceiling light, it is a perfect space for a child's room, guest accommodation, or a home office.

##### Family Bathroom

The family bathroom is a spacious and stylish room, designed with modern living in mind. A freestanding roll-top grey bath with a mixer tap and shower attachment serves as a focal point, offering both elegance and functionality. The walk-in double shower features a rainfall power shower and a sleek glass screen, adding to the contemporary feel. A pedestal sink with traditional taps and a low-flush WC complete the suite. The room is finished with partially tiled walls, tiled flooring, and inset spotlights, while a frosted UPVC window to the rear elevation allows natural light to brighten the space.

##### Outside

###### To The Front

The front garden is neatly laid to lawn, with well-maintained flower bed borders featuring mature shrubs and plants. A gravelled side pathway provides easy access for bin storage and additional space. The brick wall bordering the property enhances its curb appeal, while the driveway comfortably accommodates 3-4 vehicles, leading to the single garage with an up-and-over door.

##### Garage

Up and over door, light and power. Space for tumble dryer. Currently used as storage and home gym.

Tel: 01352 700070

### To The Rear

The south-facing rear garden is a beautifully maintained and versatile outdoor space, perfect for both relaxation and entertaining. A raised wooden decking area provides an ideal spot for outdoor seating, creating a great space to enjoy the sunshine. Several slate-chipped areas add texture and interest to the garden, with one currently housing a trampoline, making it a practical space for families. A patio area offers plenty of room for barbecues or outdoor furniture, ensuring a sociable and functional layout. The garden is bordered by mature flowering shrubs and well-kept flower beds, adding color and vibrancy throughout the year. There is also convenient access to the garage, enhancing the practicality of this fantastic outdoor retreat.

### EPC Rating - C

### Council Tax Band

### 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.**

### 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

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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.

### Would you like to arrange a viewing?

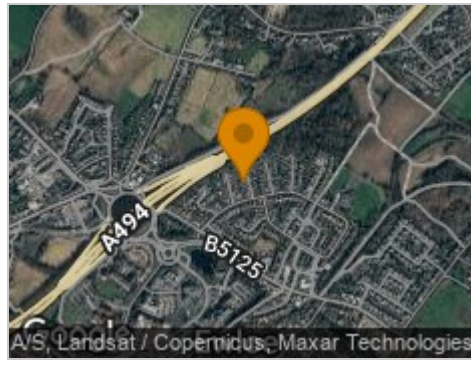
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



## Hybrid Map



## Terrain Map



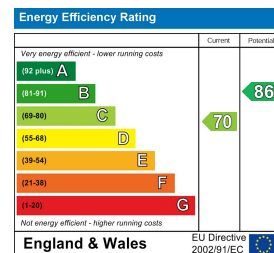
## Floor Plan



## 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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