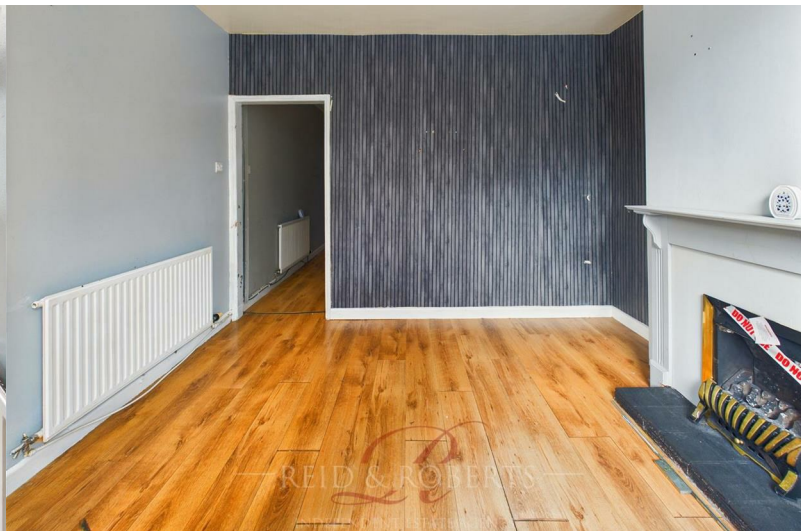
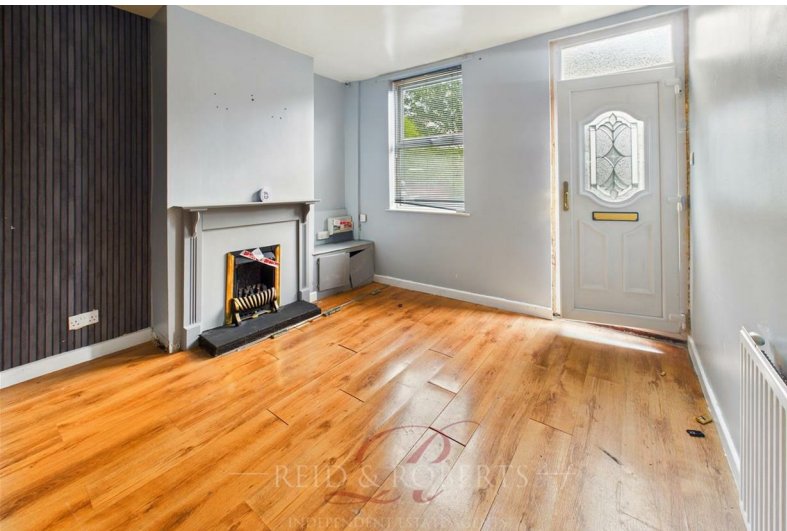




## 28 Cestrian Street

Connah's Quay, Deeside, CH5 4EF

£109,950



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## Accommodation Comprises

The property is accessed directly from the pavement via a woodgrain-effect PVC entrance door, opening into a welcoming lounge.

### Lounge

This reception room features a gas fire with a traditional wooden surround and tiled hearth, perfect for creating a warm focal point. Wood-effect laminate flooring flows throughout, complemented by a double-glazed aluminium window to the front elevation, a double panel radiator, and a cupboard housing the electric fuse box.

### Dining Room

From the lounge, an internal doorway leads into a bright and open dining room. Here, the continuation of wood-effect laminate flooring creates a seamless flow. A UPVC double-glazed window to the rear elevation allows for natural light, and a single panel radiator provides warmth. Stairs rise from this space to the first floor accommodation, and an open archway leads into the kitchen.

### Kitchen

The kitchen is fitted with a range of wall and base units, offering ample storage and preparation space. There is a built-in electric hob with an electric oven and grill below, a stainless steel sink with matching drainer and mixer tap, and space and plumbing for a washing machine. A wall-mounted 'Ideal' combination boiler is conveniently housed here. Further features include splashback tiling, wood-effect laminate flooring, and a UPVC double-glazed window to the side elevation.

### Rear Hallway

An outer hallway leads from the kitchen to the rear garden via a frosted UPVC door and includes additional flooring in matching wood-effect laminate.

### Bathroom

The ground floor bathroom is well-appointed with a corner-panelled bath and a wall-mounted electric shower within a fully tiled enclosure. A modern wash hand basin is set within a vanity unit, and there is a low flush WC. The space is

completed with wood-effect laminate flooring, a frosted UPVC double-glazed window to the side elevation, and a double panel radiator.

### Stairs From Dining Room Lead To

#### Split Level Landing

Stairs rise from the dining area to a split-level landing giving access to two bedrooms.

#### Bedroom One

The front-facing bedroom features carpeted flooring, a UPVC double-glazed window, a single panel radiator, and loft access.

#### Bedroom Two

The second bedroom overlooks the rear and includes wood-effect vinyl flooring, a built-in wardrobe with corner unit, a UPVC double-glazed window with top opener, and a single panel radiator.

### Outside

The rear garden is of generous length for a property of this type and offers excellent outdoor space. It is mainly paved for low-maintenance living, with a lawned section and a paved pathway to the right leading to a detached garage. The garden is fully enclosed by wooden fencing, offering privacy and a secure environment for children or pets.

### EPC Rating

### 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

Tel: 01352 700070

### 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.

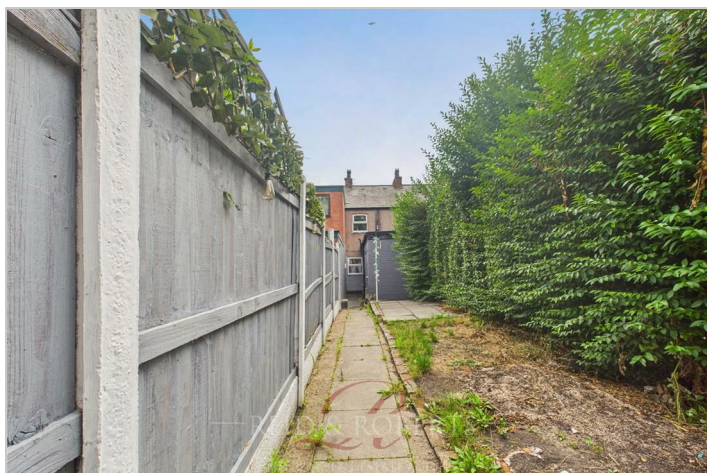
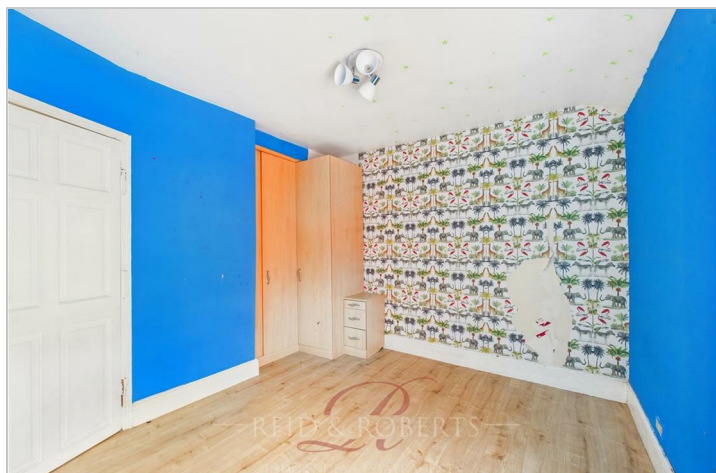
### Would you like to arrange a viewing?

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.

### PUBLIC NOTICE

We advise that an offer has been made for the above property in the sum of £96,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 3a Chester Street, Mold, CH7 1EG  
Agents Telephone Number: 01352 700070



## Road Map



## Hybrid Map



## Terrain Map



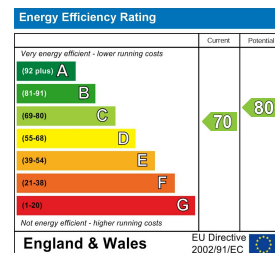
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.