

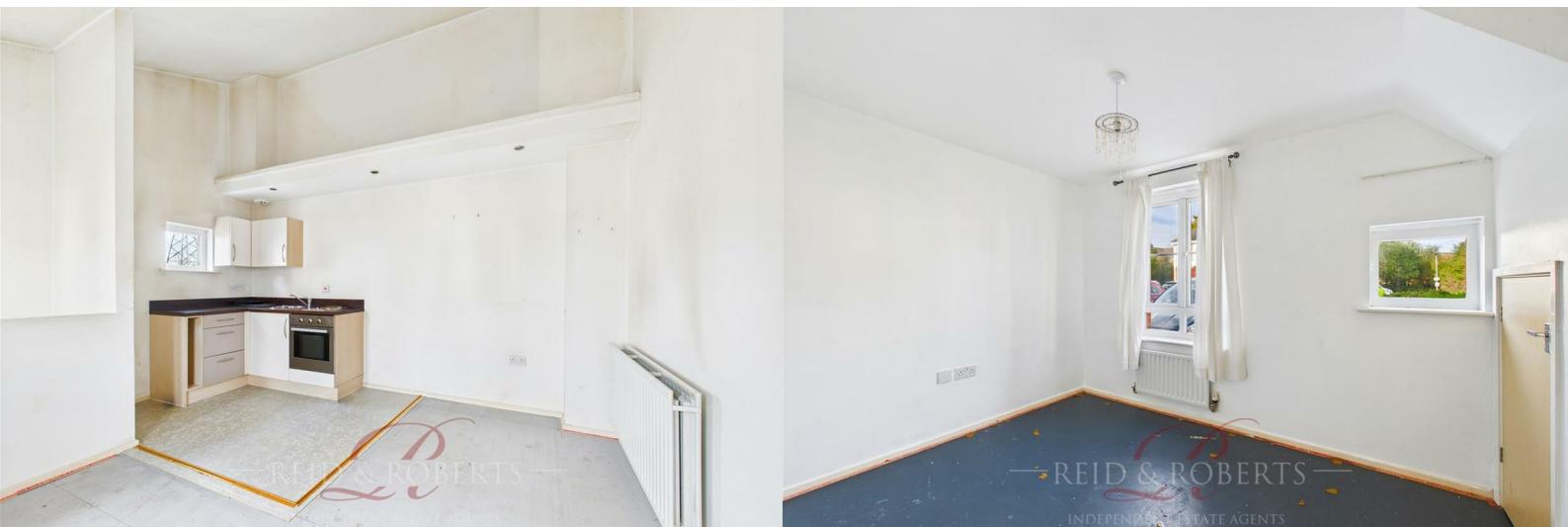


—REID & ROBERTS—  
INDEPENDENT ESTATE AGENTS

## 98 Maes Deri

Ewloe, Deeside, CH5 3XB

£110,000



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### Accommodation Comprises

The property is approached via a paved patio pathway leading to a modern composite front door.

### Entrance Hallway

The property opens into the entrance hallway, complete with a central ceiling light point, double panel radiator, smoke alarm, and access to the electrical consumer unit. Stairs rise to the first floor accommodation. The hallway also provides direct access to the ground floor bedroom and the bathroom.

### Bedroom

Located on the ground floor, the bedroom is generously sized and features two UPVC windows to the side elevation, allowing plenty of natural light. Additional features include a single panel radiator, a central ceiling light point, and understairs storage, ideal for additional household items or seasonal storage.

### Bathroom

The modern three piece bathroom suite comprises a low flush WC, hand wash basin, and a fully enclosed shower cubicle. The room benefits from a single panel radiator, ceiling light point, and a useful built in storage cupboard that also provides access to the loft space.

### Stairs Leading To First Floor Accommodation

The staircase benefits from two UPVC windows, offering natural light as you ascend to the first floor. This leads directly into the open plan kitchen and lounge area.

### Kitchen / Lounge

The fitted kitchen features a range of wall and base units. It includes an integrated oven, two ring induction hob, and a stainless steel sink with a mixer tap. A UPVC window overlooks the front elevation, providing natural light. The open layout makes this an ideal space for both cooking and entertaining. The spacious lounge area boasts a vaulted ceiling that enhances the feeling of space and light. A Juliet balcony provides an attractive outlook, while the area is fitted with a double panel radiator, central ceiling light point, and a smoke alarm.

### EPC Rating D

### Council Tax Band B

### Lease Information

Enjoy the convenience of all-inclusive monthly energy payments, currently set at £312 and covering both gas and electricity. This figure is reviewed annually and may vary slightly year to year.

### 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

### 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 ACCCOMPANIED 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



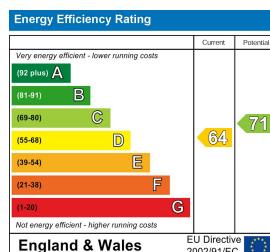
## Floor Plan



## 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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