



6 Cwrt Telford

Connah's Quay, Deeside, CH5 4GE

Offers Over £250,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this impressive and generously proportioned three-bedroom detached family home, pleasantly positioned within a popular residential development in Connah's Quay.

Offering an excellent combination of space, practicality and potential, this is a home perfectly suited to modern family life. From the spacious living accommodation and three double bedrooms to the private rear garden, garage and driveway parking, the property provides everything needed for a comfortable and versatile family home.

The ground floor is centred around an impressive living/dining room, offering generous proportions with plenty of space for both relaxing and entertaining. Sliding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. A fitted kitchen, downstairs WC and useful additional storage complete the ground floor.

Upstairs, the generous proportions continue with three double bedrooms, a particularly appealing feature for families. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

Outside, the property offers driveway parking and a single garage, while the rear garden provides a lovely private space for the whole family to enjoy. With a lawn and established patio seating area, there is plenty of room for children to play, summer entertaining or simply relaxing outdoors.

Situated in Connah's Quay, the property is conveniently placed for a wide range of local amenities, schools and everyday facilities, with good road connections providing access to surrounding towns and the wider North Wales and Chester areas.

A spacious and welcoming detached home with all the ingredients for fantastic family living, offering generous accommodation, excellent outdoor space and the opportunity for its next owners to truly make it their own.

Accommodation Comprises

The property is approached via a driveway providing off-road parking, complemented by an additional gravelled area offering further parking and access to the single garage. A pathway to the side of the property leads through to the rear garden.

Entrance Porch

A UPVC entrance door with frosted glazed inserts opens into a welcoming entrance porch, with radiator and UPVC window overlooking the side elevation.

Open Lounge / Dining Room

An impressive and wonderfully spacious living/dining room forming the heart of this family home, with excellent proportions allowing plenty of room for both comfortable lounge furniture and a dedicated dining area.

A large UPVC window to the front allows plenty of natural light into the room, while sliding doors open directly onto the rear garden, creating an easy flow between the indoor and outdoor living spaces – ideal for family life and entertaining during the warmer months.

An attractive fireplace with marble-effect surround provides a focal point to the room, complemented by laminate flooring, radiator and a selection of power and media points.

Kitchen

Positioned just off the living/dining room, the kitchen is fitted with a range of wall and base units complemented by marble-effect work surfaces and a stainless-steel sink with mixer tap.

There is space for an oven, together with space and plumbing for a washing machine and tumble dryer. A UPVC window overlooking the rear elevation provides natural light, with further features including ceiling spotlights and radiator.

From the kitchen there is access to a useful additional storage area, together with access towards the side and rear of the property.

Downstairs WC

A practical addition to any family home, the downstairs WC is fitted with a low-flush WC and wash hand basin, with a frosted UPVC window to the side elevation.

Storage Cupboard

The ground floor also incorporates useful additional storage, providing an ideal space for everyday household items.

First Floor Comprises

First Floor Landing

The spacious L-shaped landing provides access to all three double bedrooms and the family bathroom.

There is a UPVC window overlooking the side elevation, allowing natural light onto the landing, together with a radiator, loft access and useful storage cupboard housing the boiler.

Principal Bedroom

A particularly spacious principal bedroom positioned to the rear of the property, offering ample room for a full range of bedroom furniture.

Fitted wardrobes provide excellent storage, while UPVC windows overlook the rear garden. The room is completed by a radiator and the added luxury of its own private en-suite shower room.

En-Suite Shower Room

A convenient private en-suite serving the principal bedroom, fitted with a three-piece suite comprising a low-flush WC, wash hand basin and shower enclosure.

The room also features an extractor fan and frosted UPVC window overlooking the rear elevation.

Bedroom two

A bright and well-proportioned double bedroom positioned to the front of the property, with UPVC windows allowing plenty of natural light into the room.

There is ample space for a double bed and additional freestanding bedroom furniture, together with a radiator.

Bedroom Three

Continuing the excellent proportions found throughout the first floor, the third bedroom is another comfortable double room with plenty of space for bedroom furniture.

UPVC windows overlook the front elevation, with a radiator completing the room. Its size also lends itself well to use as a spacious home office or guest room if required.

Family Bathroom

A spacious family bathroom fitted with a three-piece suite comprising a bath, wash hand basin and low-flush WC.

Partially tiled walls provide a practical finish, with further features including a radiator, extractor fan, carpeted flooring and frosted UPVC window overlooking the side elevation.

Garage

The property benefits from a single garage, providing useful additional parking or storage space and adding further practicality for family living.

External

The property enjoys practical and well-proportioned outdoor space to both the front and rear.

Front

To the front is a driveway providing off-road parking, alongside a gravelled area and access to the single garage. A pathway leads around the side of the property to the rear garden.

Rear Garden

The rear garden is a particularly appealing feature, offering a good-sized and private outdoor space

with limited overlooking. Predominantly laid to lawn, it provides plenty of room for children to play, while an established patio seating area creates the perfect setting for outdoor dining, entertaining and relaxing during the warmer months.

EPC C

Council Tax Band - E

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 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.

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



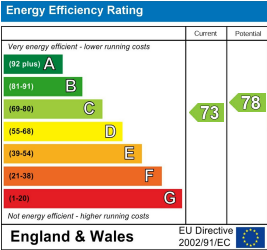
Floor Plan



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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