



## 21 St. Davids Drive

Connah's Quay, Deeside, CH5 4SP

Offers In The Region Of £225,000



# 21 St. Davids Drive

Connah's Quay, Deeside, CH5 4SP

Offers In The Region Of £225,000



## Property Description

Reid and Roberts Estate and Letting Agents are proud to present this delightful two-bedroom detached home, set within an impressive plot and offering excellent potential.

The lounge offers a warm and comfortable living space, enhanced by a large front window and a striking log burner set on a slate hearth, creating a cosy focal point. The property continues with two well-proportioned double bedrooms, both positioned to the rear, while the bathroom is fitted with a three-piece suite including a shower cubicle, complemented by part tiled walls and a frosted window for privacy. Outside, the generous rear garden is a true highlight, mainly laid to lawn and bordered by mature hedging, cherry blossom and fruit trees. Offering a good degree of privacy, it provides fantastic scope to create a beautiful outdoor space for relaxing or entertaining.

Externally, the home benefits from generous off-road parking via a tarmac driveway, additional side parking, and a detached double garage. Internally, the accommodation is both practical and inviting, beginning with a spacious kitchen breakfast room fitted with a range of units, integrated oven, hob and extractor, with space for appliances and ample natural light.

Situated in a sought-after area of Connah's Quay, the property enjoys a friendly community atmosphere with a range of local amenities, schools, and transport links, providing easy access to Chester and Wrexham.

Combining space, character and potential in a well-connected location, this property represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

## Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking, with gated side access leading to additional parking and a single garage

### Entrance

The property is entered via a uPVC door with a double glazed panel, opening directly into a spacious kitchen breakfast room.

### Kitchen

The kitchen is a generously sized and well-appointed kitchen breakfast room, fitted with a range of wall and base units with worktops over, incorporating a stainless steel one-and-a-half bowl

sink unit with mixer tap and splashback tiling. There is a four-ring electric hob with extractor hood above, along with a built-in eye-level oven and grill. The room further benefits from tiled flooring, space and plumbing for a washing machine, and space for a fridge freezer. Two uPVC double glazed windows to the side elevation allow for natural light, while two central ceiling lights and a double panelled radiator complete the space. There is also useful built-in storage, making this a practical and sociable kitchen area.

### Lounge

A door leads through into the lounge, which is a comfortable and welcoming living space. A large uPVC double glazed window to the front elevation provides plenty of natural light, and there is also a uPVC front door, currently screened by a curtain as it is not used by the present owner. The room features wood-effect laminate flooring, a double panelled radiator, two central ceiling lights, and a TV point with power sockets. A standout feature is the 10kW log burner set on a slate hearth, adding both character and warmth to the room.

### Inner Hallway

From the lounge, a door leads into an inner hallway which provides access to the remaining accommodation. Here, there is a loft hatch, smoke alarm, and a storage cupboard housing the immersion tank.

### Bedroom One

The main bedroom is a well-proportioned double room with a uPVC double glazed window to the rear elevation, allowing for a pleasant outlook. It includes a single panelled radiator, carpeted flooring, and a central ceiling light, with ample space for bedroom furniture.

### Bedroom Two

The second bedroom is also a double room, again with a uPVC double glazed window to the rear elevation, a single panelled radiator, and a central ceiling light, and it additionally houses a wall-mounted Worcester boiler.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a low flush WC, a pedestal wash hand basin, and a shower cubicle with a wall-mounted electric shower. The walls are partly tiled, and the room features tiled-effect vinyl flooring. A uPVC double glazed frosted window to the side elevation provides light and privacy, while a textured ceiling with ceiling light and a single panelled radiator complete the space.

Tel: 01352 700070

### Rear Garden

Externally, the rear garden is a particularly appealing feature of the property, being mainly laid to lawn and of a generous size. It is bordered by mature hedging and includes cherry blossom trees as well as a variety of fruit trees, creating a pleasant and established outdoor environment. The garden wraps around behind the garage, offering additional space that could be utilised as a seating or entertaining area. From the garden, there are views towards Flint, and the property benefits from not being directly overlooked to the rear, providing a good degree of privacy. Overall, the outdoor space offers significant potential to be developed into a truly attractive garden.

### EPC Rating -C

### Council Tax Band - C

### 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.

### 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

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.



## Road Map



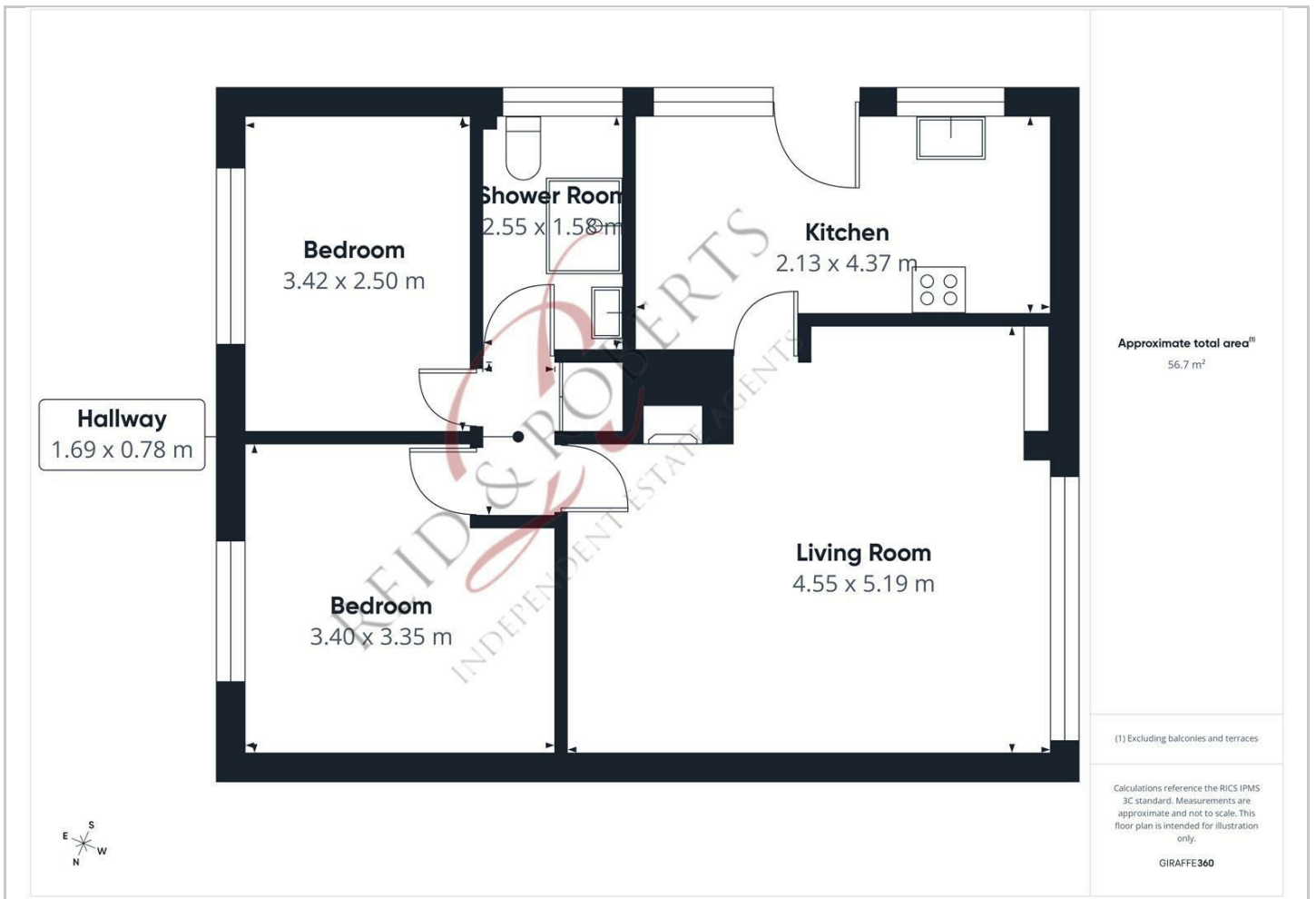
## Hybrid Map



## Terrain Map



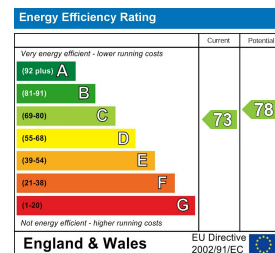
## Floor Plan



## 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.