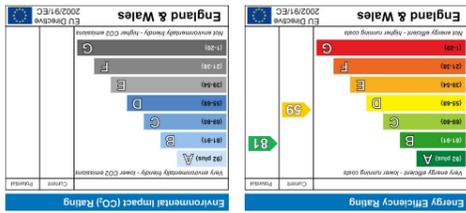


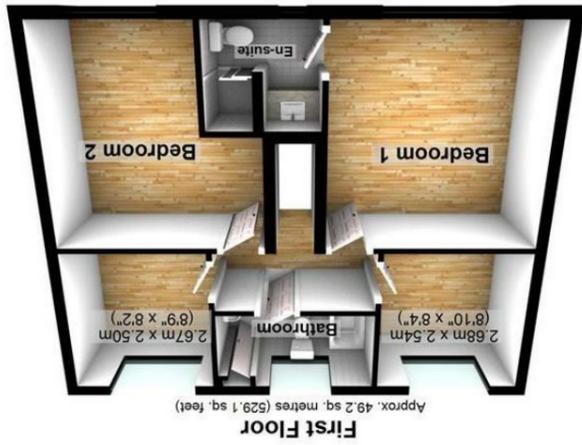
W: www.wgestateagents.co.uk
 E: rhyi@wgestateagents.co.uk
 T: 01244 543651
 William Gleave Buckley
 1 - 3 Mold Road
 Buckley, CH7 2JA

W: www.wgestateagents.co.uk
 E: rhyi@wgestateagents.co.uk
 T: 01745 336 699
 William Gleave Rhyi
 19 Clwyd Street
 Rhyi, LL18 3LA

W: www.wgestateagents.co.uk
 E: landudno@wgestateagents.co.uk
 T: 01492 873 854
 William Gleave Landudno
 47-49 Madoc St
 Landudno, LL30 2TW



Total area: approx. 117.1 sq. metres (1260.7 sq. feet)



FFORDD MEILLION, CONNAH'S QUAY

£285,000



A PERFECT FAMILY HOME | NO CHAIN - A four bedroom detached family home situated in the quiet cul de sac of Fford Meillion, near Wepre Park in Connahs Quay. In brief, the property comprises of; entrance hall with stairs rising to the first floor, spacious living room, dining room, kitchen & utility, conservatory, WC & integral garage. To the first floor; there are four bedrooms, the master bedroom to the front of the property with fitted wardrobes and door leading into en suite & family bathroom. Outside to the front of the property, there is a driveway with parking for two cars and a front lawn. There is access to the rear garden from the side of the property, the garden to the rear comprises of a paved patio area, lawn and decked patio at the rear. **VIEWING IS HIGHLY RECOMMENDED**

Entrance Hall

Spacious entrance hall with doors leading on to living room, kitchen, garage and WC. Wood effect laminate flooring with stairs to rear rising to first floor. Radiator, power points,

Living Room

18'2" x 11'5" (5.54 x 3.48)
Window to front, radiator, feature fireplace, TV and power points. Wood effect laminate flooring, door to rear leading to dining room door to side leading to entrance hall.

Dining Room

8'8" x 10'0" (2.66 x 3.07)
Wood effect laminate flooring continued from living room, sliding doors to rear leading into conservatory, door to side leading into kitchen. Radiator & power points.

Kitchen

8'8" x 10'5" (2.66 x 3.18)
A fitted kitchen comprising of wall, base and drawer units with worktops over, inset stainless steel sink unit with mixer tap, integrated oven, hob & extractor & space for fridge freezer. Window to rear overlooking garden, radiator & power points. Tiled flooring, door to side leading to hallway, archway to rear leading into utility. The kitchen also benefits from under-stair storage.

Utility

To side of kitchen there is archway leading into the utility, comprising of base units, inset sink with drainer & space for washing machine & dryer. Door to rear leading out to the garden, radiator and power points.

WC

Frosted window to side, low flush WC and small basin.



Conservatory

13'0" x 10'9" (3.98 x 3.30)
Wood effect laminate flooring, doors leading onto patio area. Power points & ceiling fan.

Bedroom One

11'8" x 11'6" (3.56 x 3.53)
Window to front, radiator, power points, fitted wardrobe units with bedside tables. Door to side leading through to ensuite.

En Suite

Comprising of a wash hand basin with storage cupboard below, low flush WC & large enclosed shower. Frosted window to front, tiled flooring & fully tiled walls.

Bedroom Two

11'7" x 8'1" (3.55 x 2.48)
Window to front, radiator & power points

Bedroom Three

8'9" x 7'8" (2.68 x 2.34)
Window to rear overlooking garden, radiator & power points

Bedroom Four

8'9" x 7'8" (2.68 x 2.34)
Window to rear overlooking garden, radiator & power points.

Bathroom

Family bathroom comprising of low flush WC, wash hand basin, low level bath & storage cupboard. Frosted window to rear, fully tiled walls & radiator.

Garden

Paved patio area leading onto lawn with decked patio area to rear of garden, access to front of property to side through an iron gate, shed to side of property, the garden also benefits from being fully enclosed with timber fencing.

We Can Help

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION – Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

