




WILLIAMGLEAVE
ESTATE AGENTS

16 Ffordd Mccartney, Deeside, CH5 4FE

£370,000

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Deeside, CH5 4FE
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- A MUST VIEW
- IMMACULATE THROUGHOUT
- LANDSCAPED GARDENS
- DRIVEWAY AND DETACHED GARAGE
- WALKING DISTANCE TO LOCAL SCHOOL
- COUNCIL TAX BAND F



A MUST VIEW | WALKING DISTANCE TO WEPRE COUNTY PRIMARY SCHOOL | LANDSCAPED GARDENS

We are pleased to market this well-appointed four-bedroom detached family home situated in a popular residential area to the upper part of Connah's Quay being part of the popular development by David Wilson Homes near to a local primary school and within a short drive of the A55 Expressway at Ewloe. Connah's Quay itself provides a range of facilities catering for most daily requirements whilst the area is readily accessible with Chester being ten miles and Mold six miles. The A55 Expressway at Northop is within four miles, which provides ease of access to the national motorway network and the North Wales coast.

We strongly advise an early viewing to appreciate what this property has to offer. In brief the accommodation affords; A spacious welcoming entrance hall, spacious lounge with bay window, dining room, open plan kitchen diner, utility room, cloakroom/WC, study, master bedroom with fitted wardrobes and en suite shower room, three further good-sized bedrooms and family bathroom with four-piece suite. Externally there is off road parking, garage, and gardens to the front and rear




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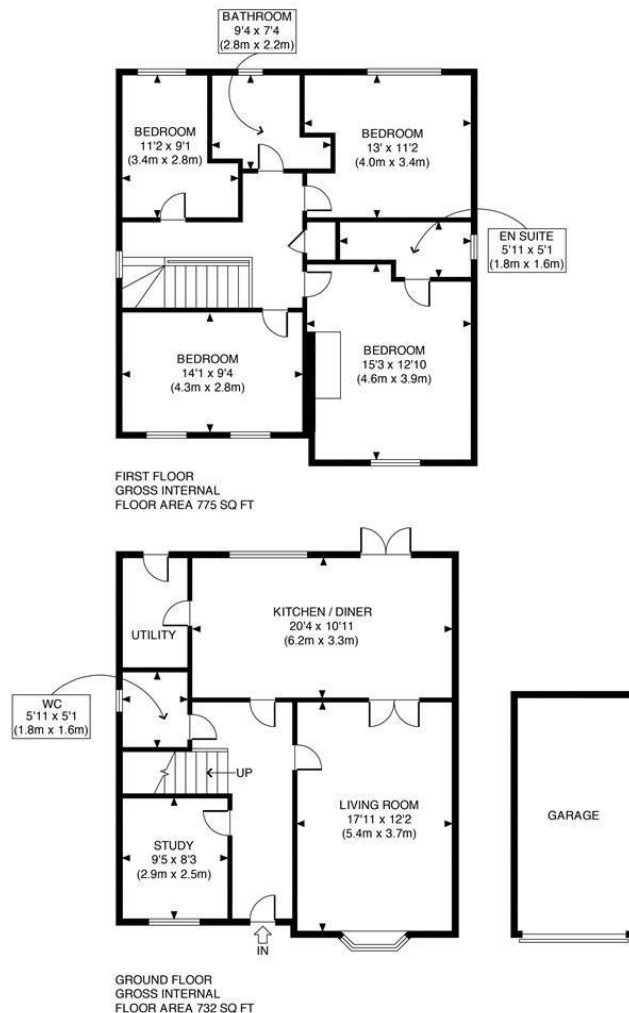
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 732 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1507 SQ FT / 140 SQ M
Ref: TKWGEA - 250123 Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	