



Accommodation

- NO ONWARD CHAIN
- IDEAL INVESTMENT
- PERFECT FOR FIRST TIME **BUYERS**
- IN NEED OF RENOVATION
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B







Please contact our William Gleave Deeside Office

on 01244 830000 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|------------------------|-----------|---|---------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | | (92 plus) 🛕 | | |
| (81-91) B | | | (81-91) | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) | | |
| (39-54) | | | (39-54) | | |
| (21-38) | | | (21-38) | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO2 emissions | | |
| | U Directiv 002/91/E | | | Directiv 2/91/EC | |



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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 gents inspection or otherwise and the property.

Map data @2023



Coleg Cambria Deeside