

Town & Country

Estate & Letting Agents

Lime Close, Connah's Quay, Deeside

£175,000



A property suitable for a first-time buyer or investor, conveniently located close to local amenities. In brief the property comprises of an entrance porch, living room, dining room, a modern kitchen, three good-sized bedrooms and a family bathroom. The property also benefits from gas central heating and UPVC double glazing.

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DESCRIPTION

A mid-terrace property with accommodation arranged over two floors. The ground floor comprises an entrance porch, living room, dining room, and kitchen. To the first floor, there are three bedrooms and a bathroom. The property benefits from gas central heating and double glazing. Externally, there are gardens to the front and rear

LOCATION

Lime Close is a residential cul-de-sac in Connah's Quay, Flintshire. The area is mainly made up of similar homes and offers a quiet setting. Connah's Quay has a range of local amenities including shops, schools, and transport links, with easy access to nearby towns such as Chester.

ENTRANCE HALL

5 x 5"9

The property is entered through a porchway that features a radiator and a window facing the front elevation.



LIVING ROOM

11" x 15"8

The living room features a window that faces the front elevation, an electric fireplace and an open throughway into the dining room.



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DINING ROOM

10"5 x 9"7

The dining room with wood-effect flooring, a radiator, and a set of patio doors leading to the rear garden.



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KITCHEN

10"5 x 8"11

The kitchen is fitted with an integrated oven and gas hob with tiled splashbacks. A stainless steel sink is positioned beneath a window that faces the rear garden.

FIRST FLOOR LANDING

2"9 x 2"8

The first floor landing comprises of a storage cupboard and access to all three bedrooms and the bathroom.



BEDROOM ONE

10"7 x 9"9

This room features a radiator and a window overlooking the front elevation.



BEDROOM THREE

9'210 x 5"8

This room features a radiator and a window that overlooks the front elevation.



BEDROOM TWO

9" x 11"3

This room features a window and radiator overlooking the rear garden.



BATHROOM

7.27' x 5.96'

Fitted with lino flooring and comprising a panelled bath with electric shower over, pedestal wash hand basin, and WC. The room benefits from a privacy-glazed UPVC double-glazed window, extractor ventilation, and a radiator.



EXTERNALLY

The rear garden features a patio area leading onto a pathway, with access

through a timber gate. Additional benefits include an outside tap, a good-sized lawned garden, timber shed, and brick-built boundary walls.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax - Band C

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)


Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



AWAITING FLOORPLAN

COMING SOON

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 |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |