



# Cavendish

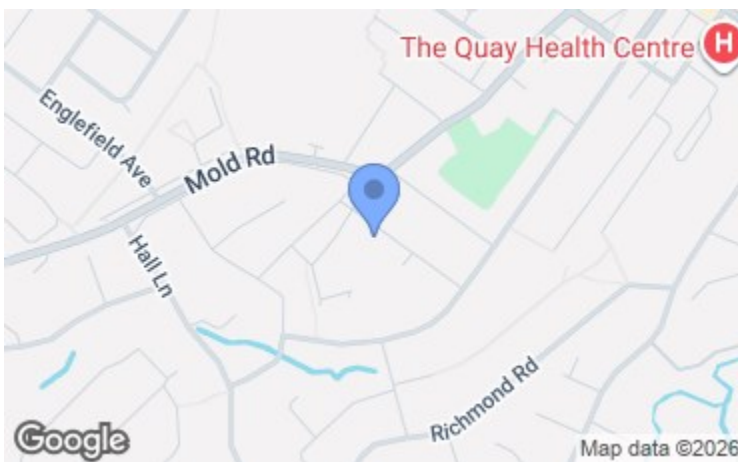
## ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**10 Belmont Avenue**  
Connah's Quay, Deeside,  
CH5 4PD

**NEW**  
**£350,000**

Nestled on the charming Belmont Avenue in Connah's Quay, Deeside, this delightful detached house, built in 1929, offers a perfect blend of character and modern living. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike, making it an ideal home for those seeking comfort and convenience.

The two bathrooms add to the practicality of the home, catering to the needs of a busy household. The property's age lends it a unique charm, while the potential for personalisation allows new owners to create their dream living space.

Situated in a friendly neighbourhood, this residence is conveniently located near local amenities, schools, and parks, making it a wonderful choice for families and professionals. With its appealing features and prime location, this property is a rare find in the market. Do not miss the opportunity to make this charming house your new home.

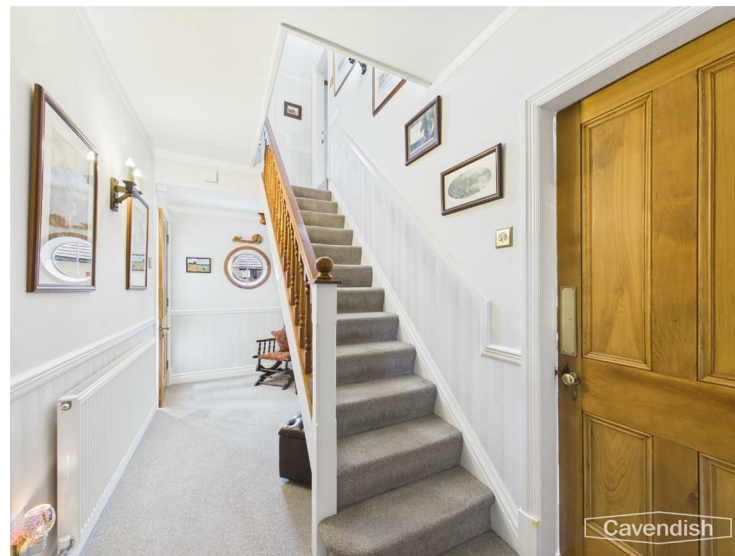
**Location**

Situated on the highly regarded Belmont Avenue, this property enjoys a position within a well-established and mature residential area, characterised by a variety of individual homes. The property lies approximately 0.5 miles from the centre of Connah's Quay, which offers a comprehensive range of amenities including shops, supermarkets, leisure facilities, and schooling for all ages. The area is ideally positioned for connectivity, with Chester just 10 miles away and Mold approximately 6 miles distant. The nearby A55 North Wales Expressway at Northop, only 5 miles away, provides excellent links to the wider motorway network, making commuting straightforward. Within walking distance is the highly popular Wepre Park, offering beautiful green space ideal for families and outdoor enthusiasts. The area is also well served by respected local schools, including Ysgol Caer Nant and Ysgol Wepre, with Connah's Quay High School providing highly regarded secondary education.

Convenient access to the A494 road further enhances connectivity to surrounding towns and cities, while nearby bus routes within walking distance make this an excellent choice for commuters and families alike.

**Entrance Porch**

Light-filled and inviting, the entrance porch boasts a striking floor-to-ceiling side window, creating an immediate sense of openness. Finished with wooden doors and practical fittings, it offers a warm welcome into the home.

**Entrance Hall**

An impressive and spacious hallway showcasing a beautifully crafted bespoke wooden staircase and a distinctive porthole-style circular window. This thoughtfully designed space sets the tone for the rest of the property, combining elegance with functionality.

to the rear garden.

To the rear - A truly exceptional rear garden, thoughtfully designed and beautifully maintained to create a private and tranquil outdoor sanctuary. Predominantly laid to lawn, the garden is framed by an abundance of mature trees, sculpted shrubs, and established hedging, offering both colour and seclusion throughout the seasons.

A charming pergola, adorned with climbing wisteria, provides an elegant focal point and a perfect shaded seating area, ideal for relaxing or entertaining. The landscaped borders are richly planted with a variety of flowering plants and fruit trees, adding texture, fragrance, and visual interest. Carefully arranged patio areas offer multiple spaces for al fresco dining and outdoor enjoyment, while the garden's design creates a series of more secluded, intimate corners, perfect for those seeking peace and privacy. This enchanting outdoor space perfectly complements the home, delivering both beauty and versatility in equal measure.

**Garage, Workshop & Greenhouse**

A substantial double garage featuring an up-and-over door, offering excellent storage and secure parking. The space has been thoughtfully extended to incorporate a generous workshop area, ideal for hobbies or home projects, as well as an adjoining greenhouse. Benefiting from both power and electricity, this versatile outbuilding provides outstanding functionality for a range of uses.

**Tenure**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**Council Tax**

\* Council Tax Band C - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**Extra Services**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**Award Winning Lettings Service**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**Viewings**

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

**Directions**

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Follow A5119, Connah's Quay Rd/B5126 and Mold Rd to Alwen Dr in Connah's Quay 14 min (6.3 mi) Start - Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead MIs/A541 0.1 mi At the roundabout, take the 4th exit onto King St/A5119 Continue to follow A5119 6mi Turn left to stay on A5119 2.2 mi Turn right onto Connah's Quay Rd/B5126 1.3 mi Continue onto Mold Rd 2.0 mi Drive to Belmont Ave 33 sec (404 ft) Turn right onto Alwen Dr 177 ft Turn left onto Belmont Ave Destination will be on the right 226 ft 10 Belmont Ave Connah's Quay, Deeside CH5 4PD

Bedroom Three



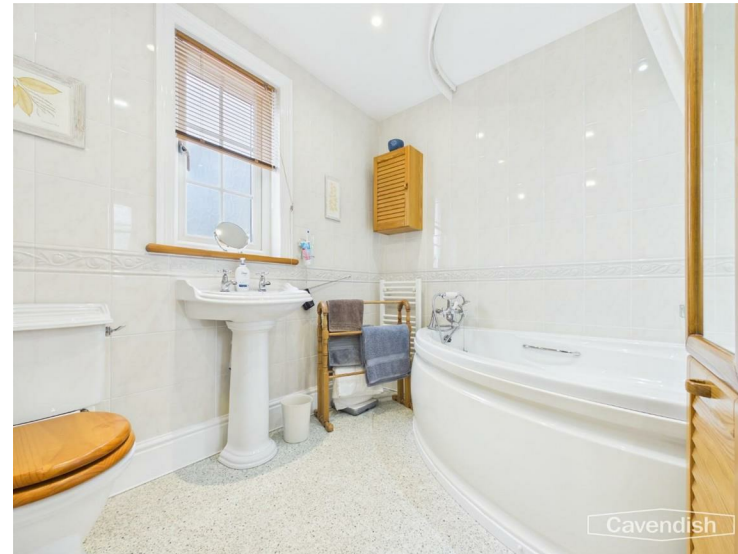
Overlooking the rear garden, this bright and airy bedroom provides a peaceful retreat, enhanced by natural light and a practical layout.

Bedroom Four / Study



Currently utilised as a home office, this versatile room benefits from a rear-facing window and loft access, making it ideal as a study, nursery, or additional bedroom.

Family Bathroom



A well-appointed family bathroom featuring a classic white suite, including a corner panelled bath with shower attachment, pedestal wash hand basin, and low-level WC. A side-facing window allows for natural light, while both a radiator and ladder-style heated towel rail add comfort and convenience.

External



To the front - An immaculately presented frontage sets the tone for this exceptional home, approached via a private, wooden gated driveway providing ample parking for multiple vehicles and leading to the detached double garage. A pathway guides you to the inviting front porch, while the beautifully landscaped garden showcases mature hedging, established trees, and a variety of shrubs, all framed by an attractive stone wall. A side pathway, secured by an elegant iron gate, offers convenient access through



Dining Area



Perfectly positioned to overlook the garden, the dining area benefits from elegant French doors that open directly onto the rear patio, ideal for indoor-outdoor living. A bright and airy space, perfect for hosting family meals or entertaining guests.



Living Room



A welcoming and stylish living area, seamlessly opening into the dining space to create an ideal environment for both relaxation and entertaining. A front-facing window fills the room with natural light, while a charming fireplace with a tiled and wooden surround serves as an attractive focal point.

**Kitchen**

**Downstairs Shower Room**

enhances the sense of space and light, making this an ideal sitting room, snug, or formal lounge.

**Bedroom Two**



**Landing**

A generously proportioned landing with a front-facing window, providing access to all first-floor rooms. Additional storage is available via a convenient cupboard, ensuring practicality without compromising on space.



**Bedroom One**



A well-proportioned bedroom with a front-facing window and built-in storage cupboard, ideal as a comfortable guest room or family bedroom.

A spacious and serene double bedroom featuring a large front-facing window and built-in wardrobes, offering ample storage while maintaining a clean, uncluttered aesthetic.



A beautifully appointed kitchen blending character and practicality, featuring exposed wooden beams that add warmth and charm. Fitted with a range of floor and wall units complemented by stylish worktops, the space includes an under-counter oven and microwave, a four-ring gas hob, and a stainless steel sink with drainer. A rear-facing window frames delightful views across the landscaped garden, while integrated under-counter fridge and freezer units ensure a streamlined finish.

Elegantly finished and highly functional, this contemporary shower room offers a sleek shower cubicle, low-level WC, and a wash hand basin set within a vanity unit for added storage. Fully tiled flooring and partially tiled walls enhance the refined aesthetic, while both a standard radiator and a ladder-style heated towel rail provide comfort. A side-aspect window allows for natural light and ventilation.

**Rear Entrance Hall**

A practical and well-designed space providing access to the ground floor rooms, complete with a generous storage cupboard housing the boiler, ideal for maintaining a clutter-free home.

**Reception Room**



A versatile and characterful additional reception room featuring a striking cast iron Victorian fireplace. A front-facing window