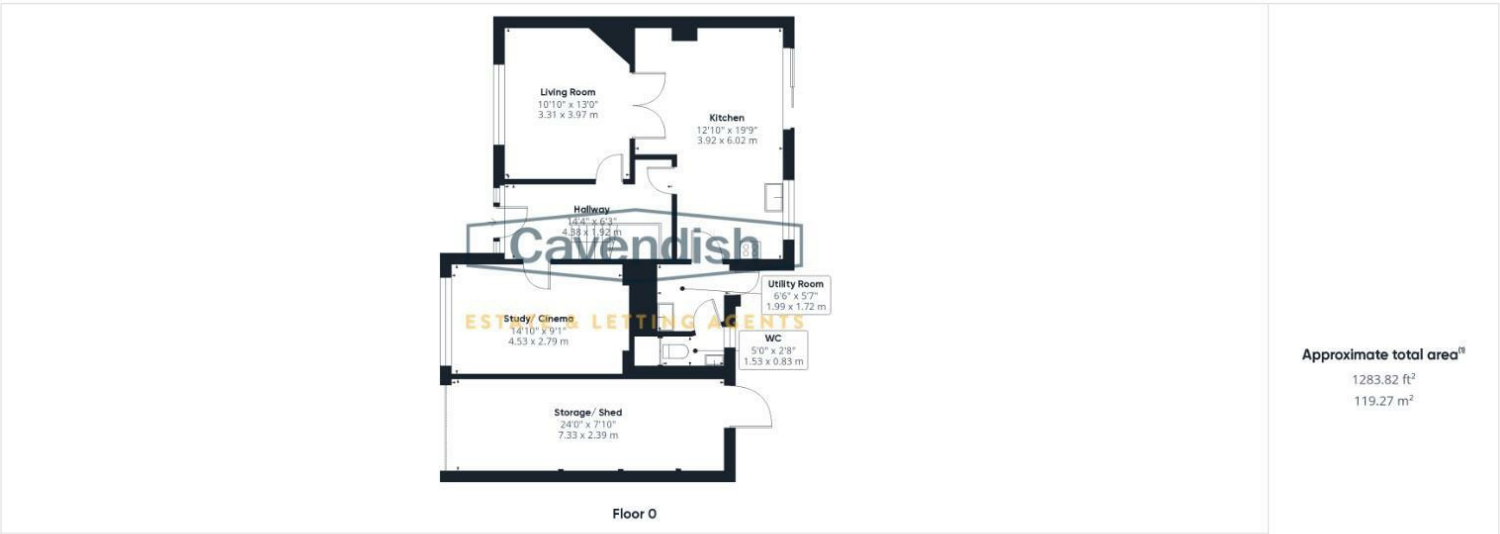
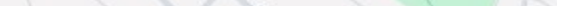


31 St. Marks Avenue, Connah's Quay, Deeside, Flintshire, CH5 4XN

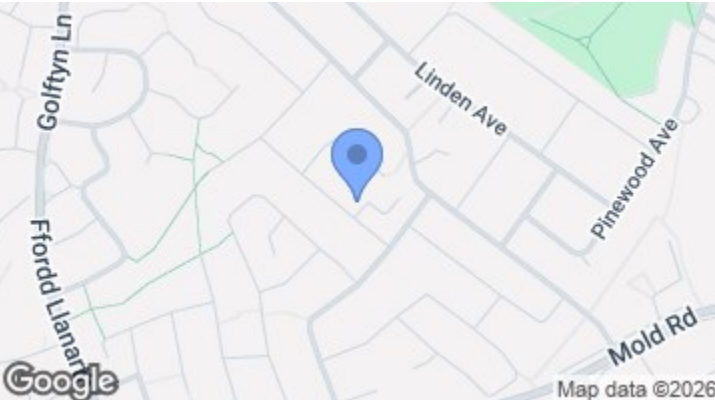


	Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		Current	Potential
	Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		

1283.82 ft²
119.27 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC





31 St. Marks Avenue Connah's Quay, Deeside, Flintshire, CH5 4XN	Price £210,000
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31 St. Marks Avenue Connah's Quay, Deeside, Flintshire, CH5 4XN	Price £210,000
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Welcome to this beautifully presented three-bedroom semi-detached home in the sought-after area of Connah's Quay. Featuring a spacious driveway with parking for up to four cars, an electric car charging unit, and solar panels, this property is both practical and energy-efficient. Inside, you'll find a stylish open-plan kitchen and dining area, a versatile study/cinema room, and a comfortable living room. The first floor offers three well-sized bedrooms and a luxurious four-piece family bathroom. The rear garden is perfect for entertaining, with a patio area, a timber structure for outdoor gatherings, and a lawn space. Additional benefits include an air source heat pump, a boarded attic for storage, and a utility room with a downstairs WC. Viewing is highly recommended to fully appreciate this fantastic property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

Location

Connah's Quay provides a good range of facilities catering for most daily requirements together with primary schools and secondary schools. The area is readily accessible with Chester being approximately 10 miles and the A55 Expressway at Northop providing easy access towards the motorway network and north Wales coast.

Hallway

4.38 x 1.92 (14'4" x 6'3")



Entrance and Hallway
Enter through a stylish grey composite door into a welcoming entrance hallway with engineered oak flooring. The hallway includes an under-stair cupboard providing ample storage space, with doors leading to the study, living room, and kitchen. Frosted glass windows flank the entrance, allowing natural light to filter in. A modern radiator and elegant light pendant complete the space.

Study

4.53 x 2.79 (14'10" x 9'1")



To the front of the property, the study serves as a versatile space, currently set up as a cinema room. It benefits from a large double-glazed window, ceiling speakers, and a custom-built desk. The room also includes blackout blinds and motorized blinds for optimal light control.

Kitchen

3.92 x 6.02 (12'10" x 19'9")



The heart of the home is the spacious open-plan kitchen and dining area, featuring engineered oak flooring and grey wood units with elegant white marble worktops. The kitchen is equipped with a stainless steel sunken sink with a mixer tap, an electric hob, a Bosch oven, and a Neff extractor fan. A built-in dishwasher and a dedicated space for a fridge freezer in an alcove add to the functionality. A marble splashback and windowsill complement the kitchen's design, while a large double-glazed window offers views of the rear garden. The dining area includes vertical radiators and sliding patio doors that open onto the garden patio, ideal for indoor-outdoor entertaining.



Living Room

3.31 x 3.97 (10'10" x 13'0")



The elegant living room continues with the same engineered oak flooring, featuring a large window overlooking the front, radiators, and contemporary decor. Double doors connect the living room to the dining area, providing an open yet cozy atmosphere.

Utility

1.99 x 1.72 (6'6" x 5'7")



The utility room offers additional storage with grey units and a wood worktop. A small stainless steel sink with a patterned splashback adds to the practical design. There is plumbing for a washing machine and a frosted double-glazed door leading to the rear garden. The downstairs WC features a small corner sink and tasteful finishes.

Downstairs W/C

1.53 x 0.83 (5'0" x 2'8")



Landing

2.88 x 1.65 (9'5" x 5'4")



The carpeted stairs and landing lead to three well-sized bedrooms and a family bathroom. A side window adds brightness to the landing space.

Bedroom 1

3.94 x 3.39 (12'11" x 11'1")



A comfortable double bedroom with a small storage cupboard, air-conditioning unit, and double-glazed window overlooking the rear garden.

Bedroom 2

3.32 x 3.14 (10'10" x 10'3")



Overlooking the front, this spacious double room is carpeted and includes a radiator and a light pendant.

Bedroom 3

2.12 x 2.74 (6'11" x 8'11")



A large single room with a UPVC window to the front, a radiator, and carpeted flooring.

Family Bathroom

2.20 x 2.50 (7'2" x 8'2")



The luxurious four-piece family bathroom features a white WC, a bathtub, a sink set into a wood-paneled vanity unit, and a corner shower with a rain showerhead and adjustable shower. Grey tiled walls and a full-length mirror add to the modern aesthetic. Additional features include two frosted double-glazed windows, a vertical radiator, and spotlights.

Garden



The rear garden features a large patio leading to a set of concrete stairs. A wooden timber structure provides a fantastic outdoor entertaining area, equipped with

Additional Features

- Attic: Fully boarded, offering ample storage.
- Solar Panels: 9.2 kW solar panels with battery storage for enhanced energy efficiency.
- Air Source Heat Pumps: Providing sustainable heating.

Externals



The front of the property features a spacious paved driveway with parking for up to four cars. It includes an electric car charging unit and convenient access to a wooden side shed for additional storage. An outdoor plug unit is also present for added functionality.

Directions

From the agent's Mold office, proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout, take the second exit, and upon reaching the next set of traffic lights, bear left signposted for Sychdyn/Northop. Follow the road through Sychdyn and onward to the traffic lights at Northop, then bear right, following the signs for Connah's Quay.
2.2 miles: Turn right onto Connah's Quay Rd/B5126
1.3 miles: Continue onto Mold Rd
1.5 miles: Turn left onto Merlyn Ave
Turn left onto St Mark's Ave; the property will be on the right.

Tenure

The property is Freehold.

Council Tax

Flintshire County Council - Tax Band C

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Material Information Report

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

Priority Investor Club

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

Viewings

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.