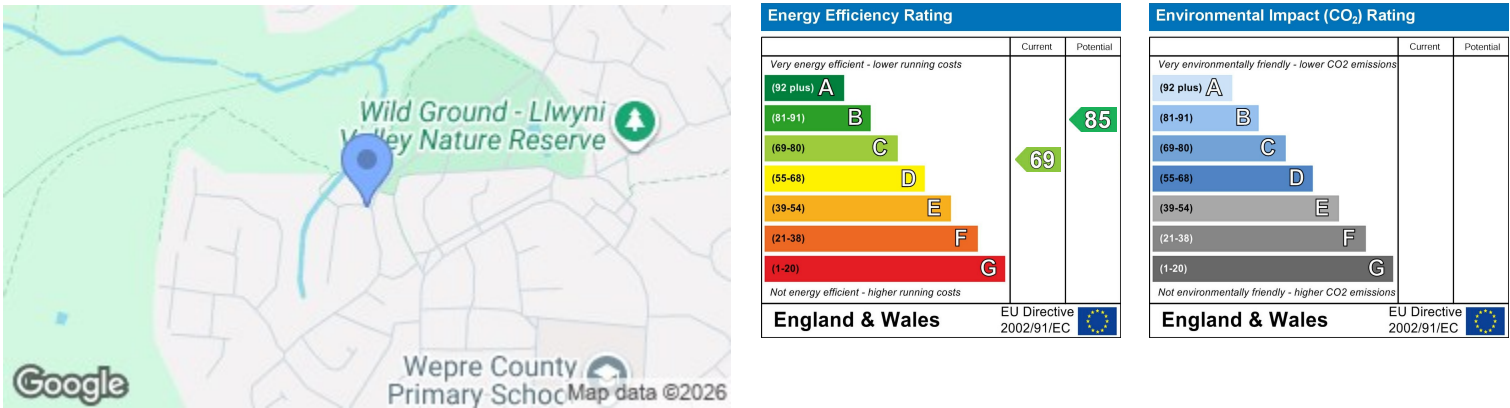


2 Lon Llwyni, Connah's Quay, Deeside, CH5 4ZE



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.

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.





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NEW
£170,000

Having previously been used as a rental property, the house also benefits from updated electrics, current EICR and smoke alarms, together with a gas safety certificate, making it an attractive turnkey investment opportunity. Equally, its manageable size, parking and convenient location make it an excellent choice for a first-time buyer looking to step onto the property ladder.

Location
Connah’s Quay is a well-established Flintshire town situated on the Dee Estuary, offering an excellent balance of everyday convenience and accessibility. The town provides a good range of shops, supermarkets, cafés, restaurants and local amenities, while nearby Deeside Retail Park offers a wider selection of national retailers and leisure facilities. There are a number of schools serving the surrounding area, including Brookfield Primary School, Golftyn Community Primary School and Connah’s Quay High School, making the area particularly convenient for families. St Joseph’s Catholic Primary School also provides an additional local schooling option. For commuters, Connah’s Quay is exceptionally well placed for access to the wider North Wales and North West region. The nearby A55 provides direct connections towards Chester, North Wales and the coast, whilst the A494 provides convenient access towards Deeside and the M56. Chester city centre is also within easy reach for those seeking a broader range of employment, shopping, dining and cultural amenities. The town's position close to the Dee Estuary and surrounding countryside also provides opportunities for walking and enjoying the outdoors, while the adjoining parkland setting of this particular property adds an attractive sense of openness and tranquillity.

External
The property benefits from a small shingle front garden with established shrubs and parking for one vehicle. To the side is a particularly useful additional driveway providing parking for approximately two further vehicles, with gated access towards the adjoining parkland. The property opens

into a useful entrance porch through a white UPVC glazed front door.

Entrance Hallway
1.84 x 1.09 (6'0" x 3'6")
A welcoming entrance hallway with attractive wood-effect vinyl flooring, radiator and pendant lighting. Carpeted stairs with a wooden balustrade rise to the first floor, with doors leading through to the principal ground floor accommodation.

Living Room
3.72 x 3.45 (12'2" x 11'3")
A bright and comfortable reception room with attractive wood-effect flooring and a large double-glazed window overlooking the front of the property. There is plenty of natural light, generous power provision including useful USB charging points, pendant lighting and a feature panelled wall. A useful understairs storage cupboard provides additional practical storage.

Kitchen
4.71 x 2.37 (15'5" x 7'9")
The kitchen and dining area provide a sociable heart to the home, with wood-effect flooring continuing through from the living room. The kitchen is fitted with a range of white wall and base units, complemented by contrasting black work surfaces and a stainless-steel sink with adjustable mixer tap. There is space for and provision for a freestanding electric cooker, washing machine and fridge freezer, together with a white tiled splashback and stainless-steel extractor hood. A double-glazed window overlooks the rear garden, while recessed spotlights provide practical illumination.

Dining Area
The dining area has a radiator and glazed

double doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Landing
2.34 x 0.91 (7'8" x 2'11")
The first-floor landing benefits from a double-glazed window, creating a naturally bright space, together with pendant lighting, useful storage cupboard and access to the loft.

Bedroom 1
3.73 x 2.83 (12'2" x 9'3")
A well-proportioned principal bedroom positioned to the front of the property, featuring wood-effect vinyl flooring, radiator, pendant lighting and a double-glazed window. A useful built-in storage cupboard positioned above the stairs provides excellent additional storage.

Bedroom 2
2.27 x 3.02 (7'5" x 9'10")
A useful second bedroom with wood-effect flooring, radiator, roof window and pendant lighting. The room offers flexibility as a bedroom, home office or occasional guest accommodation.

Bathroom
2.35 x 2.02 (7'8" x 6'7")
The bathroom is fitted with a white suite comprising panelled bath with electric shower over and glazed shower screen, wash hand basin with tiled splashback and WC. White tiled flooring, radiator, medicine cabinet, recessed spotlights and a glazed side window complete the room.

Garden
The rear garden has been thoughtfully arranged for low maintenance, being predominantly laid to shingle and enclosed by timber fencing. Double doors from the

dining area open directly onto the garden, while a side gate provides convenient access. There is also a useful bin storage area.

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

Agents Notes
The property has previously been used as a rental and benefits from updated electrics, an EICR, smoke alarms and a gas safety certificate, providing useful reassurance for prospective landlords.

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

Council Tax
* Council Tax Band B - Flintshire County Council.

AML
Anti-Money Laundering Verification
Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a 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.

Award Winning Lettings Service