



£545,000

 2 Bedroom
  2 Reception
  2 Bathroom
  D

Properties in this location are always in high demand, and with the added benefits of no onward chain, a quiet cul-de-sac setting, and spectacular views, we anticipate strong interest.



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

Front Entrance

Into:

Porch

Door into:

Hall

Radiator, power points, storage cupboards x2

Lounge

17' x 11'10 (5.18m x 3.61m)

Double-glazed windows to front and side elevation with views across the Dee Estuary to Wales, radiator, power points, Gas fireplace with stone surround, opens into:

Dining Area

10'1 x 9'10 (3.07m x 3.00m)

Double-glazed window with view across the Dee towards Wales, power points, radiator, door into:

Kitchen

15'9 x 9'2 (4.80m x 2.79m )

Integrated kitchen with fitted wall and base units, inset sink and drainer, integrated oven and grill, integrated dishwasher, integrated hob and extractor hood, double-glazed window to rear with outlook over the garden and towards the Dee Estuary and Wales beyond, radiator, door into conservatory and opening into:

Utility

10'1 x 5'2 (3.07m x 1.57m)

Fitted base units with inset sink, space for washing machine, radiator, double-glazed window to side aspect and rear door out to the garden

Shower-Room

Comprising: walk-in shower, low level W.C, Wash hand basin vanity, part tiled walls, heated towel rail

Bedroom One

14'5 x 11'10 (4.39m x 3.61m)

Large double bedroom with fitted wardrobes, double-glazed window to rear, radiator, power points, door into:

En-Suite

A four piece en-suite comprising: panel bath, shower, low level W.C and wash hand basin vanity unit, part tiled walls, double-glazed window to side aspect and with tiled floor with under-floor heating

Bedroom 2

15'4 x 10'1 (4.67m x 3.07m)

Double Bedroom with double-glazed window to front aspect, integral wardrobe / cupboard space, radiator, power points

Conservatory

13'9 x 10'5 (4.19m x 3.18m)

uPVC, fitted blinds to windows and ceiling, radiator, power points

Integral Garage

With electric up&over door

EXTERNALLY

Front Aspect - Private driveway with parking for at least two cars and with a small patio and seating area as well as side access to the gardens.

Rear & Side Aspects - Landscaped and Sunny gardens with established lawn, patio area, planted borders and hedgerows.

Additional Information

Council Tax Band - E

