



**5 Ffordd Boydell, Connah's Quay, Deeside, CH5 4FF**  
**£343,000**

**Ground Floor**

**Entrance Hall**

Welcoming hallway with stairs rising to the first floor and doors to the principal rooms.

**Lounge 12'0" x 19'3" (3.68m x 5.88m)**

A superb, 19ft+ bay-fronted reception with space for two large sofas and double doors through to the dining room.

**Dining Room 8'9" x 10'11" (2.69m x 3.35m)**

Opens into the orangery and links to the kitchen for an easy flow.

**Orangery 9'10" x 9'10" (3.00m x 3.00m)**

A bright year-round living space with French doors to the patio and garden

**Kitchen 11'1" x 10'11" (3.39m x 3.35m)**

Modern fitted units with excellent worktop space, inset gas hob with hood, eye-level oven, space for fridge-freezer and dishwasher, and a pleasant outlook to the garden.

**Utility Room 5'0" x 8'6" (1.54m x 2.61m)**

Practical run of units with sink and space for laundry appliances; door to the outside.

**WC 5'0" x 5'9" (1.54m x 1.77m)**

Cloakroom with wash basin and WC.

**Reception Room / Home Office 8'2" x 9'1" (2.49m x 2.77m)**

Flexible additional room at the front—ideal home office, snug or hobby space.

**First Floor**

**Bedroom One (with En-suite) 10'5" x 15'2" (3.19m x 4.64m)**

Generous principal double with plenty of space for wardrobes and drawers. Door to:

**En-suite 7'3" x 4'5" (2.22m x 1.37m)**

Modern suite with shower, wash basin and WC.

**Bedroom Two 12'0" x 10'5" (3.68m x 3.20m)**

A comfortable double overlooking the garden.

**Bedroom Three 13'0" x 9'0" (3.97m x 2.75m)**

Good sized double at the front of the house.

**Bedroom Four 7'0" x 11'1" (2.15m x 3.38m)**

Great as a nursery, dressing room or work-from-home study.

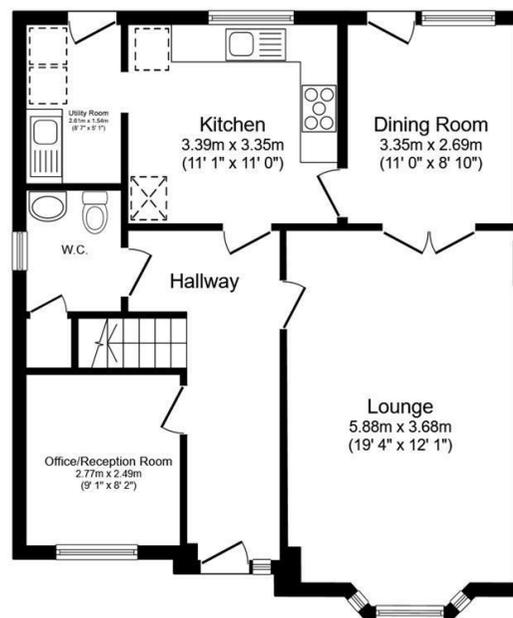
**Family Bathroom 8'6" x 7'3" (2.61m x 2.21m)**

Well-proportioned bathroom with bath/shower over, wash basin and WC, tiled splash areas for easy upkeep.

**Outside**

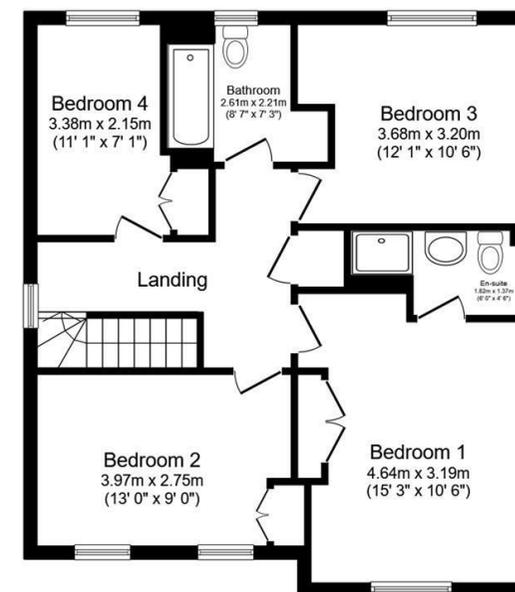
Low-maintenance frontage with hedge line and driveway parking.

Enclosed rear garden with a broad patio, level lawn and fenced boundaries.



**Ground Floor**

Floor area 69.0 sq.m. (743 sq.ft.)



**First Floor**

Floor area 67.9 sq.m. (731 sq.ft.)

Total floor area: 136.9 sq.m. (1,474 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)