

# williams estates



**87 Wepre Park, Connah's Quay, Deeside,  
CH5 4HL**

**£675,000**

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**EPC - C70**

**Council Tax Band - F**

**Tenure - Freehold**

# Wepre Park, Deeside

## 4 Bedrooms - House - Detached

**\*\* IMMACULATELY PRESENTED\*\*** Spacious 4 bedroom detached family home which has been extended and renovated to a very high standard. The property has lovely established gardens and is located in a very popular residential area, with Werpe Park and Werpe Brook within a very short walk. The accommodation provides reception hall, cloakroom, beautiful open plan well equipped kitchen with living area, utility, 2 reception rooms, games room,,master bedroom with en suite, three further bedrooms and family bathroom. The property is approached via double gates leading to an extensive drive providing parking for numerous vehicles. A very large rear lawn garden, patio area, timber garden store providing a bar area and adjoining log store.



### Accommodation

Composite front door leading to entrance hallway.

### Entrance Hall

An impressive entrance hall boasts tiled flooring, high ceilings and a uPVC double glazed window to the front allowing plenty of natural light, staircase leading to first floor and galleried landing, rooms to living room, kitchen and dining room.

### Living Room

11'8" x 11'6" (3.561 x 3.514)

Bright room with feature brick fireplace with log burner set on slate hearth, radiator and a uPVC double glazed window to the front elevation.

### Kitchen/Open Plan Living Area

31'7" x 18'6" (9.646 x 5.653)

Bright and spacious with four velux windows, three windows to the rear elevation and bifold doors revealing the rear garden. A wide range of matching wall and base units, quartz worktops, six ring gas hob and void for the oven with extractor above, tiled splash back, sink with mixer tap over, integrated fridge, sitting area with a wood burning stove and walk way through to the dining room. Dishwasher, Fridge and freezer.

### Dining Room

11'8" x 14'6" (3.567 x 4.442)

Recessed fireplace with log burner on slate hearth, room for a large dining table, door leading to the entrance hall and a uPVC double glazed window to the front elevation.

### Utility Room

12'1" x 5'8" (3.707 x 1.728)

Larder unit, ceramic sink with mixer tap over, provisions for a washer/dryer, extractor fan, uPVC double glazed window and door to the side elevation.

### Games Room

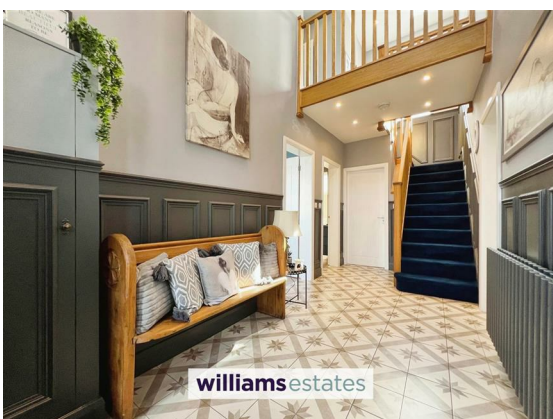
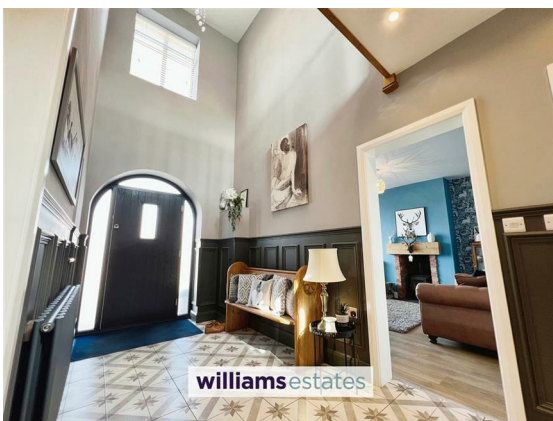
12'2" x 17'3" (3.723 x 5.264)

Panelled walling, radiator and bifold doors leading to the rear elevation

### Cloakroom

6'10" x 4'5" (2.088 x 1.365)

Low level W.C. and a vanity wash basin.



## Galleried Landing

uPVC double glazed window to the rear elevation.

## Bedroom One

19'8" x 12'2" (6.008 x 3.729)

Bright and spacious room with high ceilings, two velux windows, french doors leading out to a balcony which overlooks the rear garden and woodland beyond, and a radiator.

## En-Suite

6'2" x 6'7" (1.891 x 2.008)

Tiled throughout, low level W.C., vanity wash basin, walk in shower, uPVC double glazed window to the side elevation and a radiator.

## Bedroom Two

14'7" x 11'8" (4.465 x 3.569)

Double room with two uPVC double glazed windows to the front and rear elevation and a double radiator.

## Bedroom Three

11'8" x 14'0" (3.576 x 4.270)

Bright and airy room with an expansive double glazed window to the front elevation and a radiator.

## Bedroom Four

10'7" x 11'5" (3.240 x 3.486)

Having a uPVC double glazed window to the front elevation and a double radiator.

## Bathroom

11'7" x 5'4" (3.553 x 1.648)

Tiled throughout, low flush W.C., bath tub, walk in shower, vanity wash basin, radiator and a uPVC double glazed window to the rear elevation.

## Outside

To the front elevation there is a double width drive which is gravelled providing parking for multiple vehicles, access down the side of the property to the rear garden, there is a paved patio area suitable for outside furniture and a timber shed/log store. The rear garden is mainly laid to lawn which has a gravelled pathway leading to the bar at the bottom of the garden, which has uPVC french doors, two windows to the side and rear elevation and a decking area. The front and rear of the property is bound by mature hedging mixed with timber fencing.

## Directions

From the agents Mold office proceed down Chester St, to the Tesco roundabout, take the 1st exit onto Lead Mills, at the next roundabout, take the 4th exit onto King St/A5119, continue to follow A511. At the traffic lights bear left onto Raikes Lane, continue to follow A5119 passing through Sychdyn. Turn right onto Connah's Quay Rd follow the road down into Connahs Quay and then take the second exit off the roundabout towards Werpe Park. The property will be found on the right hand side just after the entrance to the park.





**Ground Floor**



**First Floor**

Total floor area 217.6 m<sup>2</sup> (2,342 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.