



29 Edwin Drive, Flint, Flintshire, CH6 5QJ

£185,000



EPC - D63 Council Tax Band - D Tenure - Freehold

Edwin Drive, Flint 3 Bedrooms - Bungalow - Detached

** RECENTLY REDUCED & AVAILABLE WITH NO ONWARD CHAIN & VACANT POSSESSION **
A three bedroom detached bungalow situated in an elevation position on a quiet residential cul-de-sac. Having a good size lounge, kitchen, bathroom and a low maintenance rear garden.

The property benefits from a long driveway providing ample parking for multiple vehicles.

Views of the coastline can also be enjoyed from the property.

EPC Rating: 63 D. Council Tax Band: D. Tenure: Freehold.



Accommodation

Via a Upvc door, having consumer unit.

Lounge

21'7" x 10'5" (6.6 x 3.2)

Having lighting, power points, radiators, electric fire, and doors off.

Dining Room / Bedroom 3

11'5" x 7'10" (3.5 x 2.4)

Having lighting, power points, radiator, cupboard housing the boiler and a uPVC window to the front elevation.

Kitchen

10'2" x 8'6" (3.1 x 2.6)

Comprising of wall, drawer and base units, stainless steel sink with taps over, void and plumbing for washing machine, void for fridge/freezer, partially tiled walls, lighting, power points, radiator and uPVC window to the side elevation and a uPVC door to the side.

Bathroom

6'6" x 5'10" (2.0 x 1.8)

Comprising of wall mounted electric shower, bath, W.C., hand wash basin with stainless steel taps over, partially tiled walls, lighting, radiator and uPVC obscure window.

Bedroom

9'10" x 8'10" (3.0 x 2.7)

Having lighting, power points, radiator and uPVC window to the rear elevation.

Bedroom

13'5" x 9'10" (4.1 x 3.0)

Having lighting, power points, radiator and uPVC window to the rear elevation.

Outside

To the front, the property is approached via a long drive way which has ample parking for multiple vehicles.

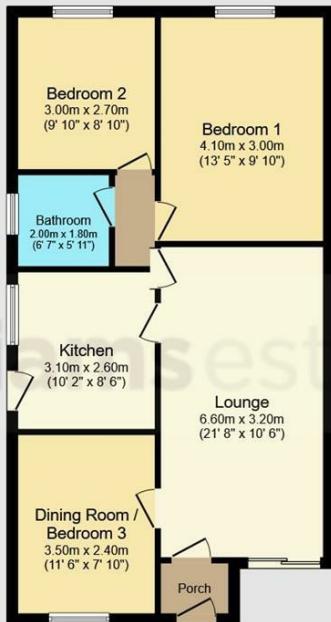
To the rear, the garden is partially lawned and partially paved for ease of maintenance. There is a good size garage for storage.

Directions



From the office head north-east on Chester St/A5119 towards Tyddyn St. At the roundabout, take the 1st exit onto Lead Mls/A541. At the roundabout, take the 4th exit onto King St/A5119. Continue to follow A5119. Turn left to stay on A5119. Turn right onto Coed Onn Rd. Turn right onto Princes Dr. Turn left onto Edwin Dr. Turn left to stay on Edwin Dr.





Floor Plan

Floor area 68.1 sq.m. (733 sq.ft.)

TOTAL: 68.1 sq.m. (733 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.co

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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>		
England & Wales	EU Directive 2002/91/EC	

williams estates

Call us on
01352 372111
Mold@williamsestates.com

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.