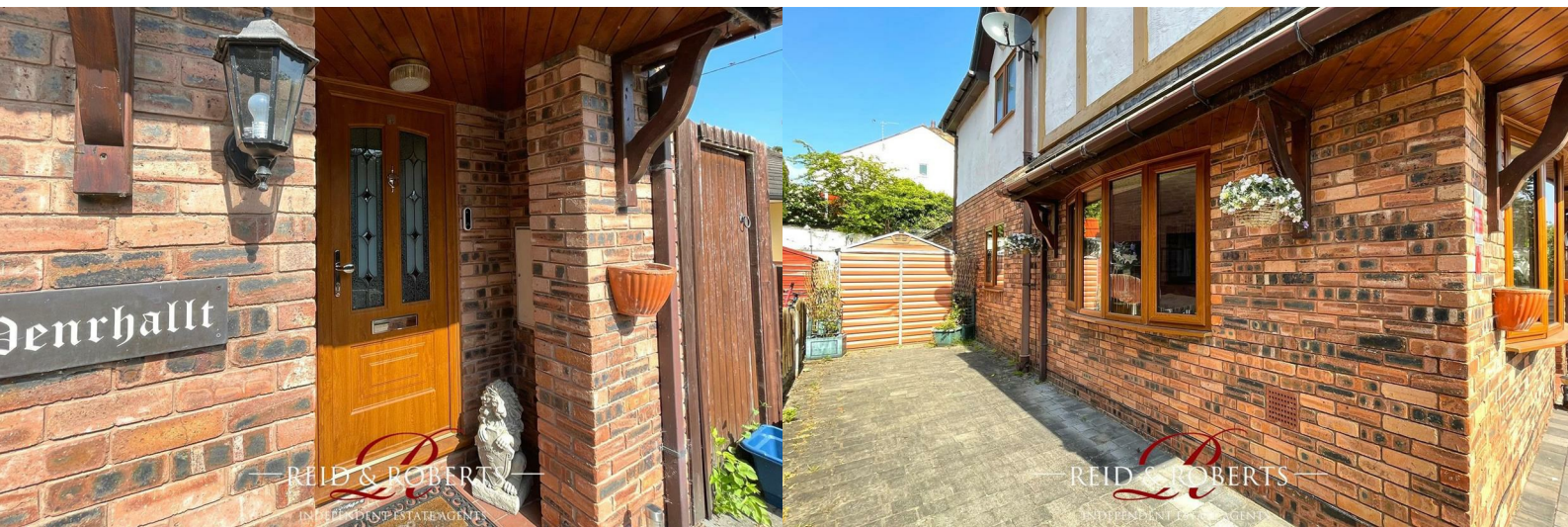




Penrhallt Merllyn Lane

, Bagillt, CH6 6BG

£240,000



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Description:

Penrhallt is an individual Four Bed Detached Family Home which offers deceptively spacious and versatile accommodation. The property is situated in a popular location in Bagillt close to the local primary school. The accommodation in brief to the ground floor comprises: Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room and Cloakroom W/C. To the first floor there is a landing area giving access to Four Bedrooms and a Family Bathroom.

Accommodation Comprising:

Open canopy porch housing the utility meter cupboard, courtesy light and Upvc double glazed door with decorative panel and Frost side panel opens into:

Entrance Hall

Stairs leading to 1st floor accommodation, double panelled radiator, tiled floor, dado rail, textured and coved ceiling, feature 'port hole' double glazed window to the side elevation, smoke alarm and doors leading into:

Lounge

15'9" x 11'6" (4.80 x 3.51)

Upvc double glazed bay windows to the front and side elevations, double panelled radiator, electric fire set on a brick faced hearth with Inglenook styles fireplace with wooden mantle, dado rail, textured and coved ceiling, wall, light points and double 'French' wooden doors into:

Sitting Room

9'10" x 7'9" (3.00 x 2.36)

Upvc double glazed window to the side elevation, single panelled radiator, textured and coved ceiling and double French doors opening into:

Inner Hallway/Study Area

7'9" x 4'6" (2.36 x 1.37)

Tiled floor and brick faced archway into:

Dining Room

10'0" x 9'5" (3.05 x 2.87)

Upvc double glazed sliding patio door to the rear elevation. dado rail, tiled floor, texturing and coved ceiling, double panel radiator

Kitchen

Housing, a comprehensive range of wall base and display units with tiled work surfaces over and breakfast bar, Inset ceramic one and half bowl sink and drainer unit with mixer tap over splash back tiling, Upvc double glazed window to the side elevation, built in eye level electric oven and grill, 4 ring gas hob with extractor hood, exposed beam, space for fridge/freezer and door leading into:

Utility Room

9'11" x 4'9" (3.02 x 1.45)

Housing a larder and wall unit with roll top work surfaces, wall mounted Worcester central heating boiler, void and plumbing for washing machine, tumble dryer and further white goods, splash back tiling, Upvc double glazed window to the rear elevation, loft access hatch, textured ceiling, tiled flooring, Upvc double glazed door opening to the side elevation and door into:

Cloakroom W/C

Two piece cloakroom suite comprising of a low-level flush WC. wall mounted wash hand basin with splash back tiling, tiled floor, chrome heated towel rail, textured ceiling, chrome fixtures and Upvc double glazed frosted window lead to the side elevation.

First Floor Accommodation

Landing

Upvc double glazed window to the side elevation, textured and coved ceiling, loft access hatch, dado rail and doors into:

Bedroom One

14'3" x 11'6" (4.34 x 3.51)

Upvc double glazed window to the front elevation, double panelled radiator, textured ceiling and ceiling fan/ light.

Bedroom Two

8'11" x 11'4" (2.72 x 3.45)

Upvc double glazed window to the rear elevation, single panelled radiator and textured ceiling.

Bedroom Three

8'10" x 8'10" (2.69 x 2.69)

Upvc double glazed window to the rear elevation, single panelled radiator and textured ceiling.

Bedroom Four

6'1" x 9'5" (1.85 x 2.87)

Upvc double glazed window to the front elevation, single panelled radiator, built-in storage cupboard with slatted shelving and textured ceiling.

Bathroom

Fitted with a four piece modern white suite comprising: panelled bath with shower attachment and mixer tap, dual flush low-level W/C, pedestal wash hand basin with mixer tap over and corner entry shower enclosure with wall mounted electric Triton shower and glazed sliding doors. Ceramic tiled walls and floor, extractor fan, recessed spotlights, Upvc double glazed frosted window to the side elevation, chrome fixtures, chrome heated towel rail and tiled floor.

Tel: 01352 762300

Outside

Approaching the property you will find a dwarf brick built wall and a block paved driveway providing ample 'off road' parking, which continues down the side of the property into the rear. The garden to the rear is tiered across three levels, each having a decorative stone wall. The first level is block paved with a small portion of artificial grass. Level two being mainly artificial grass, and the third coated in decorative slate chippings with some mature shrubs and bushes.

To Arrange A Viewing

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Strictly by prior appointment through Reid & Roberts Estate Agents.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with High Street Banks and Building Societies and can look for the most competitive rates around. For more information, please call 01352 762300.

* Please Be Advised * YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours

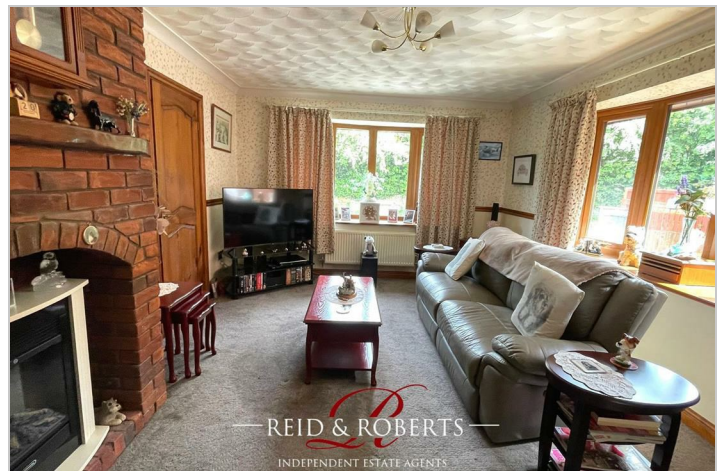
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: November to February - Mon-Fri 9am-5pm

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



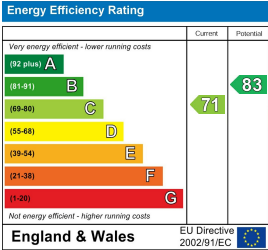
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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