



10 Llys Garmon

Oakenholt, Flint, CH6 5XF

£275,000



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Accommodation comprising:

Overhead canopy porch, courtesy light and step up to Upvc double glazed composite front door with decorative glazed inset leading into:

Entrance Hall:

Stairs leading to the first floor accommodation, panelled radiator, wall mounted thermostat, traditional feature tiled floor and door into:

Lounge:

15'8 x 11'0 (4.78m x 3.35m)

Upvc double glazed window to the front elevation, wood effect laminate flooring, 'media wall' housing built in electric fire and bracket for a wall mounted t/v and panelled radiator

Opening into:

Open Plan Kitchen/Breakfast room

18'6 x 10'3 (5.64m x 3.12m)

Housing a comprehensive range of modern grey wall, drawer and base units with complementary roll top work surfaces over, an inset 1 ½ bowl stainless steel sink with chrome mixer tap over, marble effect Metro splash back tiling, 4 ring gas hob with built in electric oven beneath and extractor hood over, void and plumbing for dishwasher, space for white goods, wood effect flooring, Breakfast bar providing additional work surface and storage space beneath, under stairs storage cupboard, door leading into the Utility room.

Opening into:

Orangery:

Upvc double glazed units to the side and rear elevation, Upvc Velux windows, wood effect flooring, double panelled radiator, Upvc double glazed French doors opening to the side patio area.

Utility Room:

7'1 x 6'2 (2.16m x 1.88m)

Cupboard housing the central heating boiler, roll top work surface and void and plumbing for washing machine and further white goods, Upvc double glazed door to the side elevation, and door into:

W.C

Upvc frosted double glazed window to the rear elevation. single panelled radiator, low level flush w.c, pedestal hand wash basin, with splash back tiling and vinyl flooring.

First floor accommodation:

Landing:

Spacious landing area with doors into Bedrooms and Bathroom, Loft access hatch, airing cupboard and doors into:

Bedroom One:

14'5 x 13'1 (4.39m x 3.99m)

Upvc double glazed window to the front elevation, single panelled radiator, carpeted flooring, built in storage cupboard, door into:

En-suite:

Housing a modern three piece suite to include: Enclosed shower cubicle with thermostatic shower and splash back tiling with glazed door, low level flush w.c, pedestal hand wash basin with splash back tiling, Upvc frosted double glazed window to the side elevation, heated towel rail and vinyl flooring.

Bedroom Two:

12'3 x 9'5 (3.73m x 2.87m)

Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bedroom Three:

9'7 x 9'5 (2.92m x 2.87m)

Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Bedroom Four:

9'7 x 7'4 (2.92m x 2.24m)

Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Family bathroom:

Housing a modern three piece suite to include: White panelled bath with chrome mixer tap and electric shower over with glazed shower screen, splashback tiling, pedestal hand wash basin, and low level flush w.c, Upvc frosted double glazed window to the rear elevation, vinyl flooring and partially tiled walls,

Garage:

Up and Over door.

Outside

The property is approached via a block paved driveway which provides off road parking for comfortably for two vehicles and leads to the single bay garage. The garden to the front is low maintenance with live hedging to the boundary and paved pathway with wooden gate which leads to the rear. The garden to the rear is mainly laid to lawn with a paved patio area and enclosed with wood panelled fencing.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

Tel: 01352 762300

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.

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

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, 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.

Making 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. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Disclaimer

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.

Opening Hours

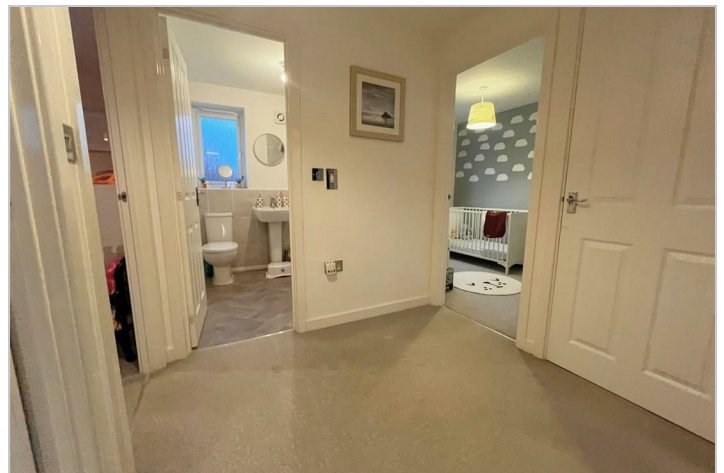
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

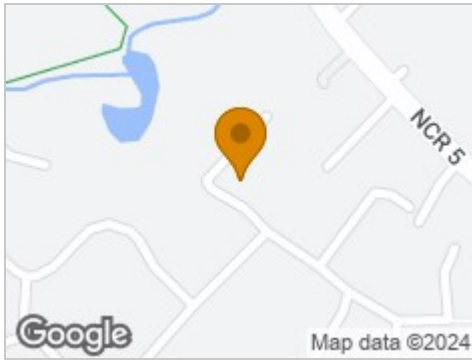
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



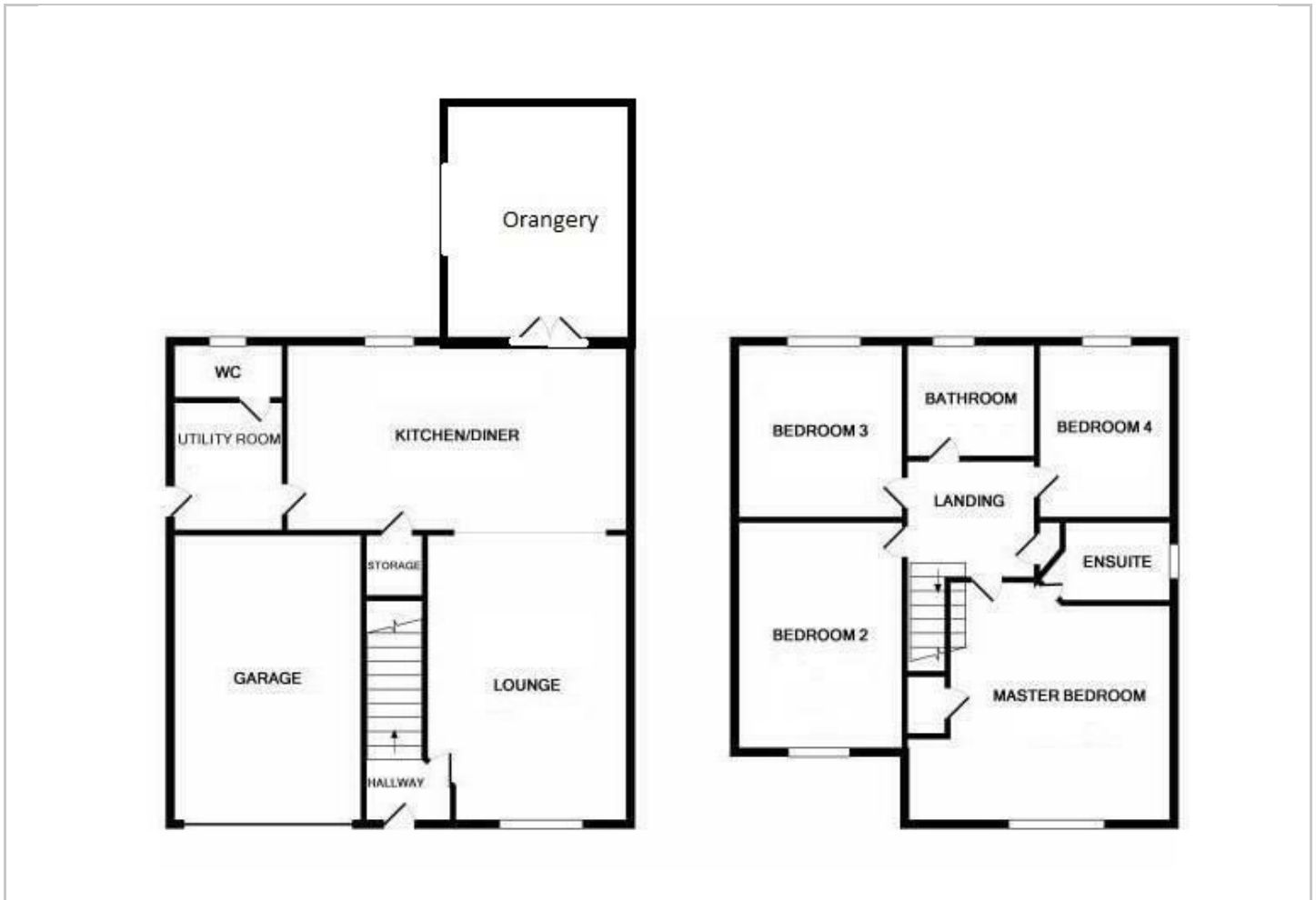
Hybrid Map



Terrain Map



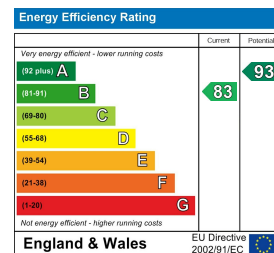
Floor Plan



Viewing

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

Energy Efficiency Graph



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