



## 27 Romans Way

Bagillt, CH6 6DL

£179,950





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## Accommodation Comprises:

Upvc double glazed door to the side elevation of the property leading into:

### Enclosed Porch:

Panelled ceiling and frosted glazed door into:

### Entrance Hallway:

Stairs leading to first floor accommodation, under stairs storage cupboard, textured ceiling and doors into:

### Bedroom One:

19'6 x 13'8 max overall measurement wetroom includ (5.94m x 4.17m max overall measurement wetroom incl)

This room can be access via dual doors from the hallway, there are two Upvc double glazed windows to the front elevation, two double panelled radiators and we are advised that under the carpet is a hatch opening to the cellar space beneath the house. (please note: we have not inspected and therefore cannot comment )

Door into:

### En-suite wet room:

8'2 x 4'4 (2.49m x 1.32m)

Three piece suite comprising: low level flush w.c, hand wash basin with mixer tap, thermostatic overhead mixer shower with shower head attachment, vinyl flooring, extractor fan, aqua boarding to the walls and chrome effect handrails.

### Lounge:

17'11 x 10'3 (5.46m x 3.12m)

Upvc double glazed window to the rear elevation, dado rail, single panelled radiator, textured and coved ceiling, living flame gas fire set on a tiled hearth with chrome edging.

### Kitchen/Breakfast Room

8'9 x 10'2 (2.67m x 3.10m)

Housing a comprehensive range of wall, drawer and base units with roll top work surfaces over, stainless steel sink and drainer unit, space for fridge and freezer, void and plumbing for washing machine, double electric oven, and four ring gas hob with extractor fan over, Upvc double glazed window to the side and rear elevations, single panelled radiator, double glazed Upvc door to the rear elevation, partially tiled walls with tiled and carpeted flooring.

### First floor accommodation:

### Landing:

Textured ceiling, loft access hatch, Upvc double glazed window to the side elevation and doors entering into:

### Bedroom Two:

12'4 x 10'2 into robes (3.76m x 3.10m into robes)

Upvc double glazed window to the front elevation, built in wardrobes with mirror sliding doors, and shelving, storage cupboard.

### Bedroom Three:

9'5 x 8'7 (2.87m x 2.62m)

Upvc double glazed window to the rear elevation with far reaching views, double panelled radiator and textured ceiling.

### Bedroom Four:

10'5 x 8'7 (3.18m x 2.62m)

Upvc double glazed window to the rear elevation with views over the Dee Estuary and beyond, textured ceiling, single panelled radiator, storage cupboard. built in cupboard.

### W.C

Two piece cloakroom suite comprising: low level flush, wash hand wash basin, textured ceiling, partially tiled walls and flooring. Frosted Upvc double glazed window to the side elevation,

### Bathroom:

8'9 x 6'9 (2.67m x 2.06m)

Frosted upvc double glazed window to the front elevation, partially tiled walls, double panelled radiator, textured ceiling, panelled bath with mixer tap over, vanity sink unit, corner shower cubicle with thermostatic shower, and built in jets.

### Garage

Up and over door, power and light access with a side courtesy door and 2 windows.

### Outside

The property is approached via a dwarf wall with opening to a concrete driveway that provides ample off road parking and continues to the rear. A Single Bay Detached Garage provides storage and further parking facilities. The gardens to the front has been designed for easy maintenance consisting of raised beds and slabbed tiers. The garden to the rear is tiered and requires a scheme of maintenance to unveil it's full potential, there are also 2 greenhouses to the side and steps down providing access to the separate tiers.

### 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

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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.

### 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.

### 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.

### 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

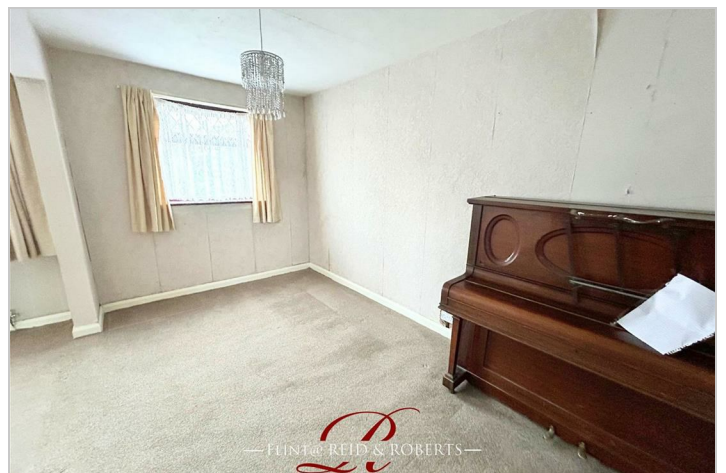
### To Arrange A Viewing

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](mailto:flint@reidandroberts.com)

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 be emailed on request.

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





## Road Map



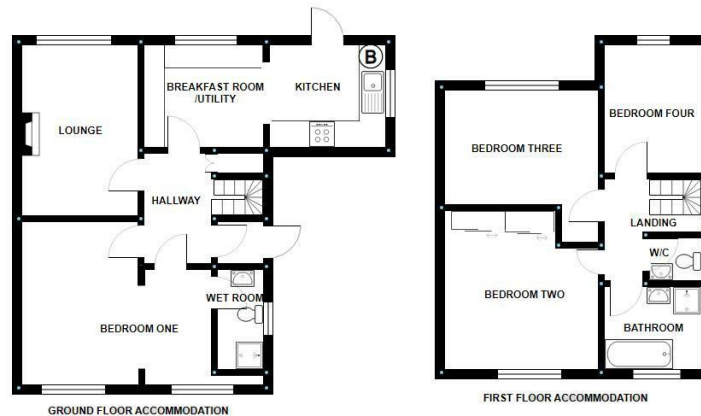
## Hybrid Map



## Terrain Map



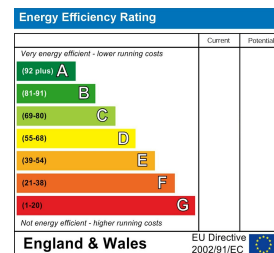
## Floor Plan



## 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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