



13 Bro Deg

Flint, Flintshire, CH6 5XW

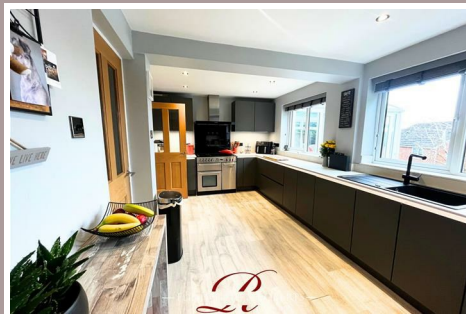
Offers Over £300,000



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Accommodation Comprising:

Overhead canopy porch, courtesy light and Upvc double glazed door with frosted glazed panels opens to:

Enclosed Porch

Upvc double glazed full length frosted window to the side elevation, wood effect laminate flooring, textured ceiling and door leading into:

Cloakroom W/C

Two piece cloakroom suite comprising: low level push flush WC and feature bowl sink with mixer tap and cupboard beneath, splash back tiling, textured ceiling, laminate flooring, contemporary radiator and Upvc double glazed frosted window to the front elevation.

Entrance Hall

Stairs leading to the first floor accommodation, wood effect laminate flooring, double panelled radiator, smoke alarm, wall light, points and doors into:

Lounge

14' x 9' (4.27m x 2.74m)

Upvc double glazed window to the front elevation, wood effect laminate flooring, wall light points, coved ceiling with recessed spotlights and double panelled radiator.

Opening to:

Dining Room

9' x 7' (2.74m x 2.13m)

Wood effect laminate flooring, wall light points, double panelled radiator, wall light points and textured and coved ceiling.

Opening to:

Conservatory

Dwarf wall construction with Upvc double glazed units and Upvc double glazed French doors leading to the rear patio area, pitched glass roof, wood effect laminate flooring, double panelled radiator and wall light points.

Kitchen

Housing a comprehensive range of matt grey wall, base and drawer units with square edge marble effect work surfaces over and splash back, acrylic sink and drainer with mixer tap over, space for range cooker with feature glazed splash back and stainless steel extractor over, integrated dishwasher, two Upvc double glazed windows to the rear elevation, built in slimline wine cooler, recessed spotlights, double panelled radiator and wood effect laminate flooring.

Door into Sitting Room/Bedroom 5 and opening into:

Utility Room

Housing range of wall and base units with complimentary square edge work surface over, integrated washing machine and tumble dryer and microwave, ample space for American style fridge/freezer, splash back, recessed spotlights, wood effect laminate flooring and Upvc double glazed door to the rear elevation.

Door into:

Home Office/ Play Room

The integral garage has been partially converted into a versatile space ideal for home office/playroom.

Upvc double glazed window to side elevation, door providing access to the remaining garage space, double panelled radiator, coved ceiling and built in storage cupboard housing the central heating boiler.

Sitting Room/Bedroom Five

16' x 7' (4.88m x 2.13m)

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

First Floor Accommodation

Landing

Built in airing cupboard with slatted shelving, spindled balustrade and loft hatch providing access to the partially boarded loft space.

Doors into:

Master Bedroom

17' x 7' (5.18m x 2.13m)

Upvc double glazed window to the front elevation, wall mounted air-conditioning unit, wood effect laminate flooring, loft access, hatch, recessed spotlights and textured ceiling.

Door into:

Shower Room

Three-piece suite, comprising: Glazed corner entry shower enclosure with thermostatic shower and 'rainfall' shower head, pedestal wash hand basin and low level push flush w/c extractor fan, recessed spotlights, partial wall tiling, Upvc double glazed frosted window to the rear elevation, chrome heated towel rail wood effect laminate flooring.

Bedroom Two

12' x 8' (3.66m x 2.44m)

Upvc double glazed window to the front elevation, double panelled radiator and wood effect laminate flooring.

Bedroom Three

11' x 8' (3.35m x 2.44m)

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

Bedroom Four

7' x 7' (2.13m x 2.13m)

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

Family Bathroom

Modern three-piece white suite comprising: 'P' shaped bath with the shower attachment over and thermostatic shower with 'rainfall' shower head, glazed shower screen, partial wall tiling, low-level flush WC, pedestal wash hand basin, chrome heated towel rail, recessed spotlights, extractor fan, vinyl flooring and Upvc double glazed frosted window to the rear elevation.

Outside

The property is approached via an extensive block paved driveway that provides ample off road parking, an additional gravelled area provides an ideal hard standing for a caravan, camper or boat. The integral garage has been partitioned to provide a home office and storage space, with up and over electric roller door and internal door providing access into the property. The garden to the front is mainly laid to lawn with wooden gates to both sides of the property providing rear garden access.

The elevated garden to the rear is mainly laid to lawn with a wide variety of mature shrubs, trees and plants. A paved patio area provides an ideal spot for alfresco dining. The garden is enclosed to all sides with fence panelling and live hedging. The property also has the added benefit of outside tap, electric solar panels, a wall mounted electric vehicle charger, summer house and wooden storage shed.

Tel: 01352 762300

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

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.

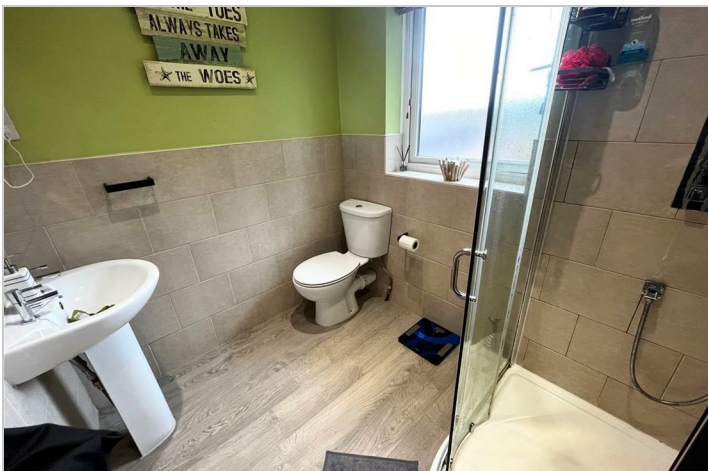
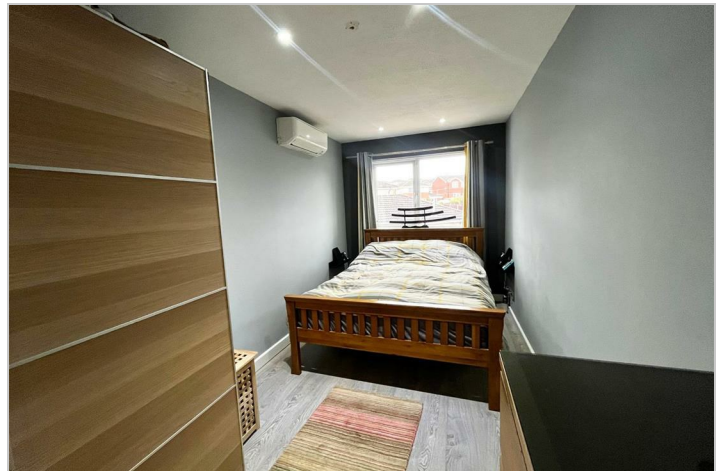
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Opening Hours

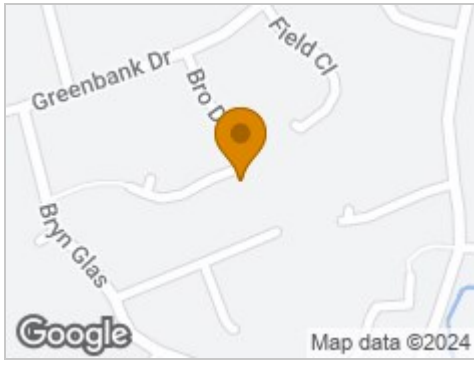
Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm
Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



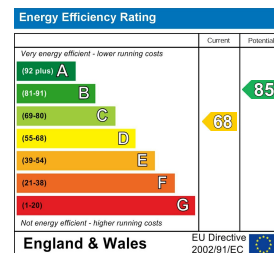
Floor Plan



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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