



19 Neston View

Bryntirion Road, Bagillt, CH6 6DE

Offers Over £130,000



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Accommodation Comprising:

Steps upto Upvc double glazed door with frosted glazed panel opens to:

Lounge

11'11 x 12'2 (3.63m x 3.71m)

Upvc double glazed window to the front elevation, wall light points, dado rail, double panelled radiator and modern electric floor standing fire and surround.

Door into:

Dining Room

12' x 12'2 (3.66m x 3.71m)

Stairs leading to the first floor accommodation, double panelled radiator, dado rail, wood effect laminate flooring and opening to:

Kitchen

12'2 x 6'7 (3.71m x 2.01m)

Housing a range of wall, base and drawer units with complimentary roll top work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window to the rear elevation, void and plumbing for washing machine, space for fridge freezer, built in electric oven with hob over and extractor, splash back tiling and Upvc double glazed door opening to the rear garden.

Door into:

Shower Room

Open shelf storage area and opening to:

Three piece modern suite comprising: Glazed shower enclosure with wall mounted electric shower, low level flush w/c and vanity wash hand basin with mixer tap over and cupboards beneath, aqua board tile effect boarding, chrome

heated towel rail, Upvc double glazed frosted window to the rear elevation and tiled floor.

First Floor Accommodation

Landing

Loft access hatch and doors into:

Bedroom One

12' x 12'2 (3.66m x 3.71m)

Upvc double glazed window to the front elevation, built in wardrobes and double panelled radiator.

Bedroom Two

11'9 x 9'1 (3.58m x 2.77m)

Upvc double glazed window to the rear elevation, double panelled radiator and built in storage cupboard housing the central heating boiler.

Outside

A concrete pathway leads to the front entrance.

The garden to the rear comprises a low maintenance patio area with a concrete pathway leading to the larger than average lawned garden which is bound to all sides with wood fence panelling.

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.

Tel: 01352 762300

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

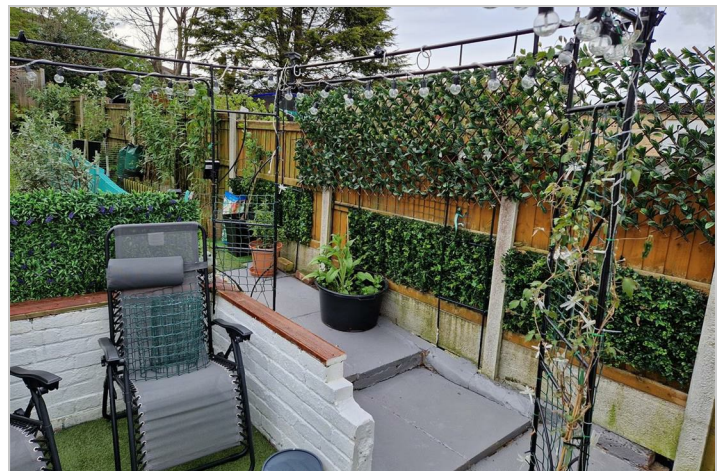
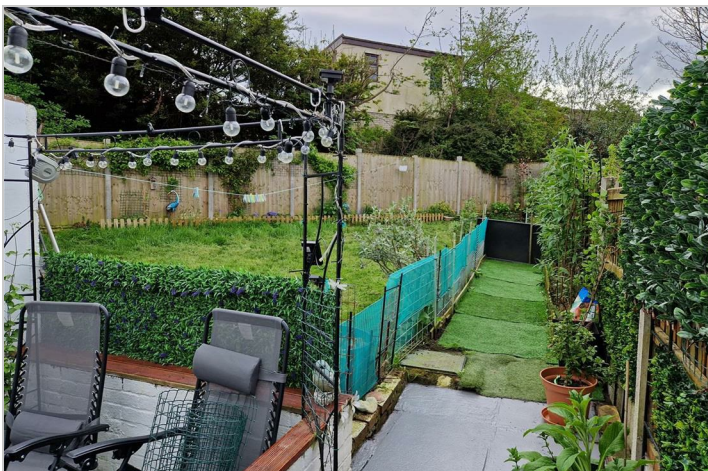
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

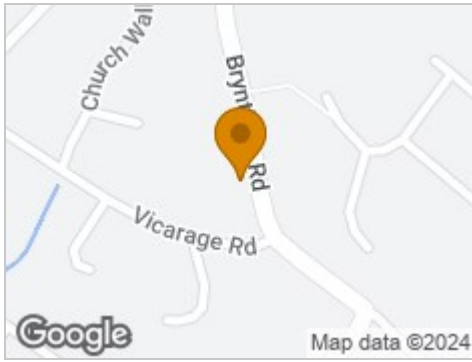
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



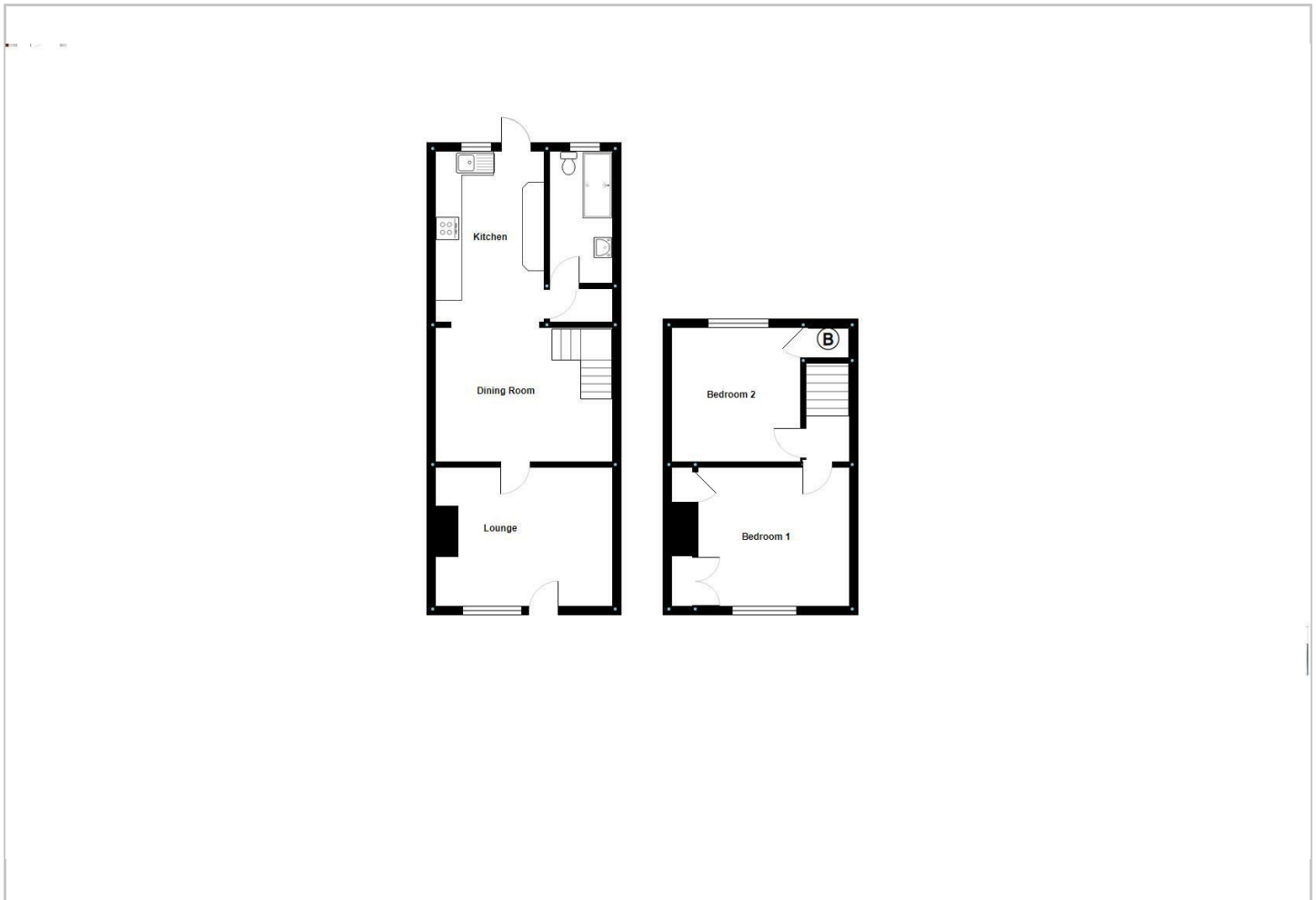
Hybrid Map



Terrain Map



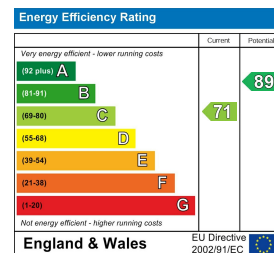
Floor Plan



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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