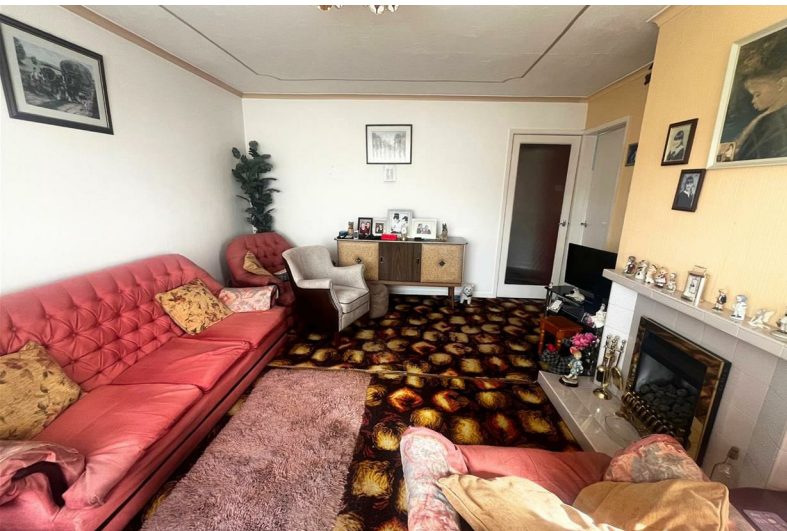




4 Cadnant Drive

Bagillt, Flintshire, CH6 6HA

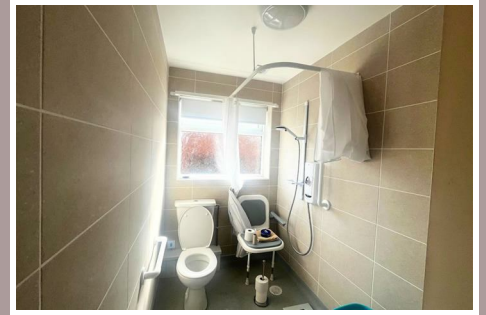
Offers Over £155,000



4 Cadnant Drive

Bagillt, Flintshire, CH6 6HA

Offers Over £155,000



Accommodation Comprising:

Double glazed door with frosted panel and frosted side panel opens to:

Entrance Porch

Built in storage cupboard and door into:

Lounge

14'11 x 12'11 (4.55m x 3.94m)

The room is light and airy with large Upvc double glazed window to the front allowing plenty of natural light, double panelled radiator. and electric fire.

Doors leading into inner hallway and Kitchen/Breakfast Room.

Kitchen/Breakfast Room

14'11 x 8'11 (4.55m x 2.72m)

Housing a range of wall, base and drawer units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap, Upvc double glazed window to the side elevation, space for fridge freezer and plumbing for washing machine. Built in cooker, gas hob and extractor hood above.

Inner Hallway

Doors into:

Bedroom One

13'5 x 9'9 (4.09m x 2.97m)

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

Bedroom Two

12'2 x 7'11 (3.71m x 2.41m)

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

Wet Room

Three piece newly fitted wet room comprising: Low level flush w/c, pedestal wash hand basin and electric wall mounted shower with central drain and anti slip flooring, Upvc double glazed frosted window to the side elevation.

Outside

The property is approached via double wrought iron gates which open to a concrete driveway which provides ample off road parking. A paved pathway leads to steps with handrails at the front and side entrances. The garden to the front is laid to lawn with a block wall to the front and steps leading to the front entrance. To the side there are steps and hand rail proving access to the kitchen entrance. The garden to the rear is mainly laid to lawn and 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.

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

Tel: 01352 762300

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

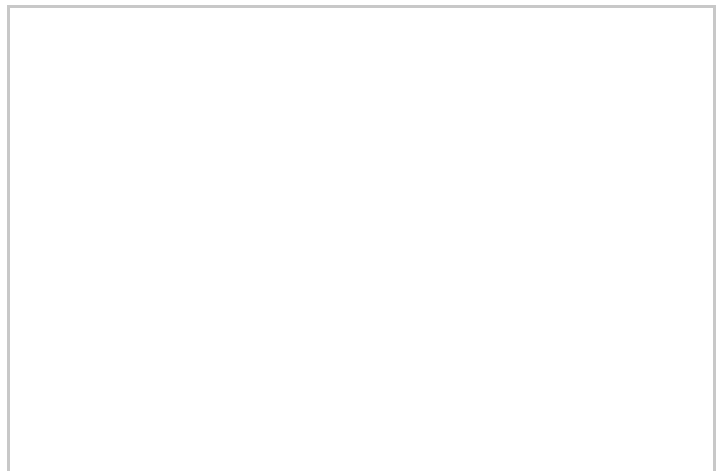
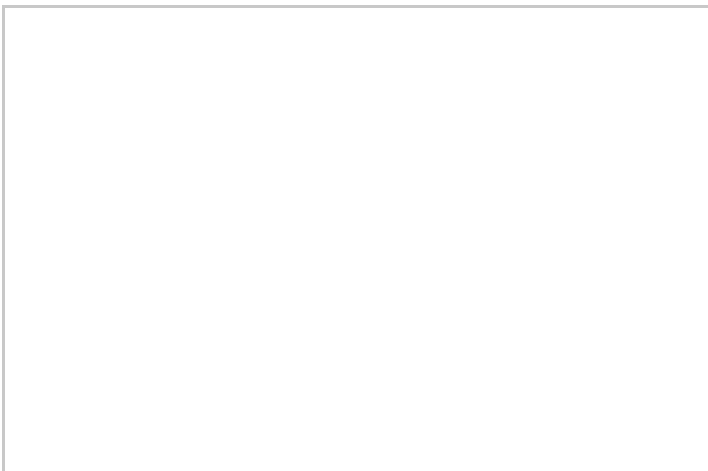
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



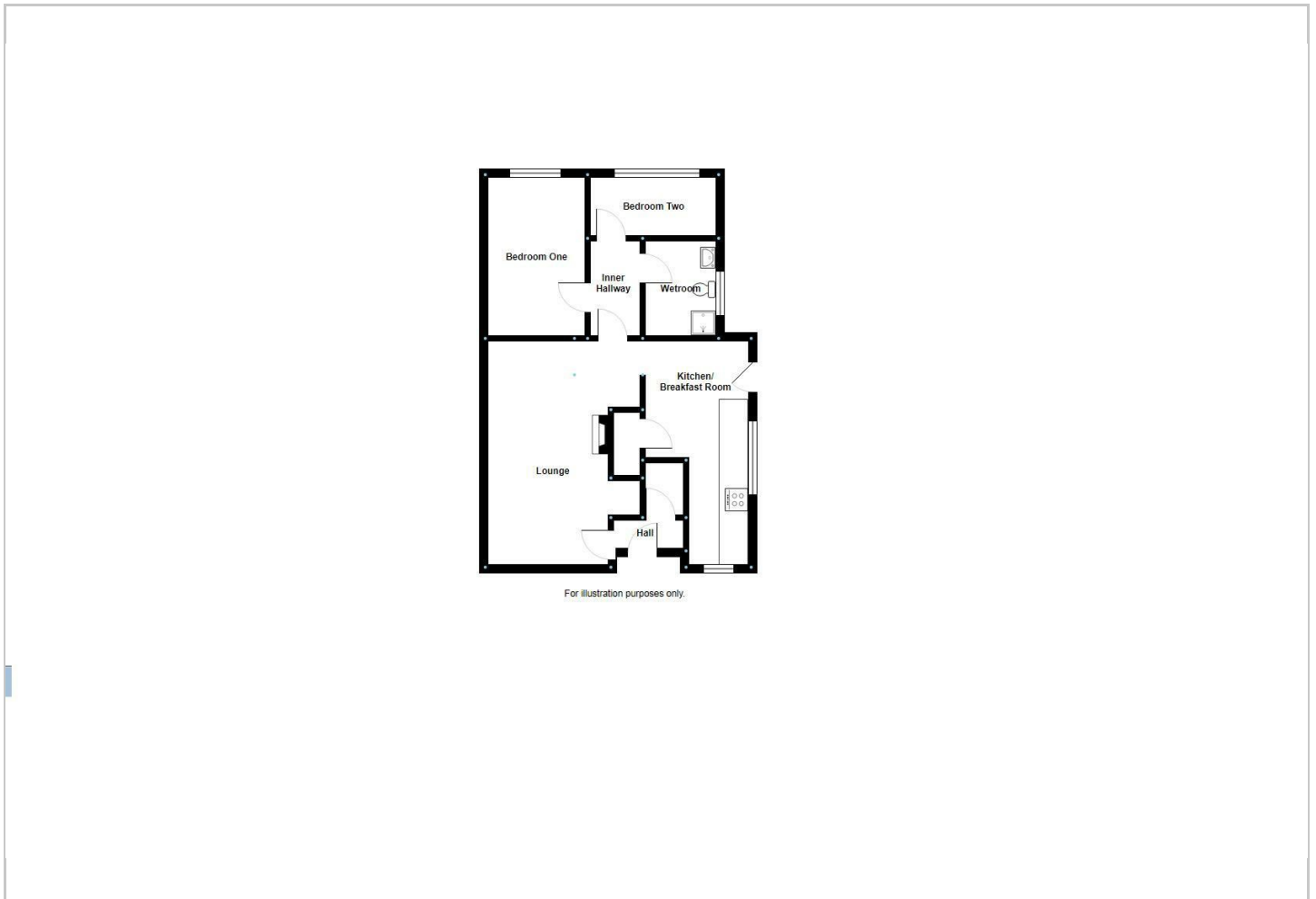
Hybrid Map



Terrain Map



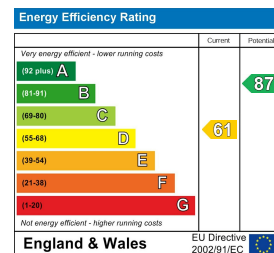
Floor Plan



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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