



7 Romans Way

Bryn Tirion Park, Bagillt, CH6 6DL

£200,000



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Accommodation Comprises:

Step upto:

Aluminium door with frosted panel opening to:

Enclosed Porch

Tiled floor, textured ceiling and wooden 9 panel door with glazed panels opens to:

Reception Hall

Stairs leading to the first floor accommodation, single panelled radiator, under stairs storage cupboard, textured ceiling, smoke alarm and carpeted flooring.

Doors into:

Lounge

17'10 x 10'2 (5.44m x 3.10m)

Upvc double glazed full height window to the front elevation, feature wall with sand stone fascia and inset for a gas/electric fire, dado rail, textured and coved ceiling, wall light points and carpeted flooring.

Sitting Room

11'1 x 10'4 (3.38m x 3.15m)

Upvc double glazed window to the rear elevation, double panelled radiator, feature stone fireplace with electric fire and wood panelling and carpeted flooring.

Ground Floor Bedroom

10'5 x 8'8 (3.18m x 2.64m)

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

Kitchen

10'3 x 7'5 (3.12m x 2.26m)

Housing a comprehensive range of wall, drawer and base units with complimentary roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, eye level oven and grill, stainless steel 4 ring gas hob and extractor hood, integrated fridge, cupboard housing the Valiant central heating boiler, splash back tiling, double glazed window to the rear overlooking the garden and tiled floor.

Wooden door opening to:

Rear Porch

Polycarbonate roof panels, wooden window to the rear and side elevation, vinyl floor tiles and wooden door opening to the rear.

First Floor Accommodation

Landing

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

Bedroom One

15'1 x 10'5 (4.60m x 3.18m)

Having built in eaves storage, carpeted flooring, double panel radiator and double glazed window to the front elevation.

Bedroom Two

11'6 x 10'7 plus robes (3.51m x 3.23m plus robes)

Double glazed window to the rear elevation with far reaching views, built in wardrobes with central mirror sliding door, double panelled radiator and carpeted flooring.

Bedroom Four

8'9 x 6'2 max measurement (2.67m x 1.88m max measurement)

Double glazed window to the front elevation, single panelled radiator and alcove storage area. (restricted head height).

Bathroom

Three piece suite comprising: Panelled bath, pedestal wash hand basin and shower enclosure with wall mounted electric shower, full wall tiling, vinyl floor, double panelled radiator and Upvc double glazed frosted window to the rear elevation.

Cloakroom W/C

Two piece suite comprising pedestal wash hand basin and low level flush w/c, double glazed window to the rear elevation and vinyl flooring.

outside

The property is approached via a dwarf brick wall with opening onto a concrete driveway which provides ample of road parking and leads to the single bay detached garage to the side. The front garden is mainly laid to lawn with a flower border housing a wide variety of plants and shrubs. A wrought iron gate to the side of the property leads to the rear enclosed garden which has a generous lawned area, patio and access to the Wash Room/ Utility, wooden storage shed and greenhouse.

Garage

18' x 9'1 (5.49m x 2.77m)

Up and over garage door, fluorescent strip lighting, power sockets, work bench and side courtesy door.

Washroom/Utility

12'7 x 10' (3.84m x 3.05m)

Housing a range of wall and base units with work surfaces over, Belfast sink, void and plumbing for washing machine, double glazed window to the rear and vinyl floor.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying

Tel: 01352 762300

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 be 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.

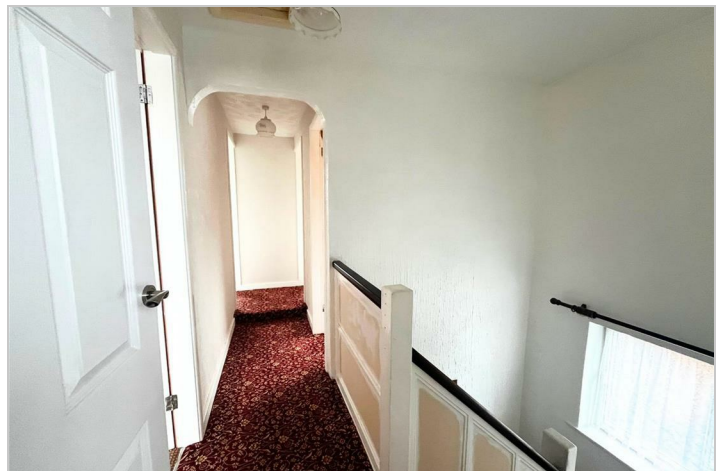
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Opening Hours

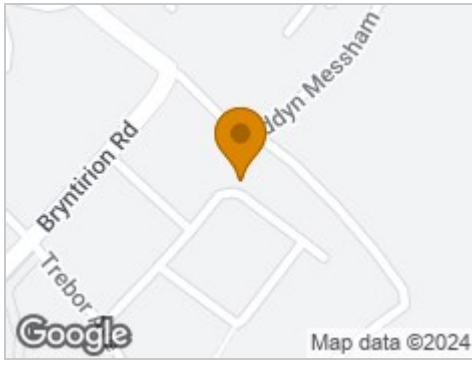
Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

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

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



Road Map



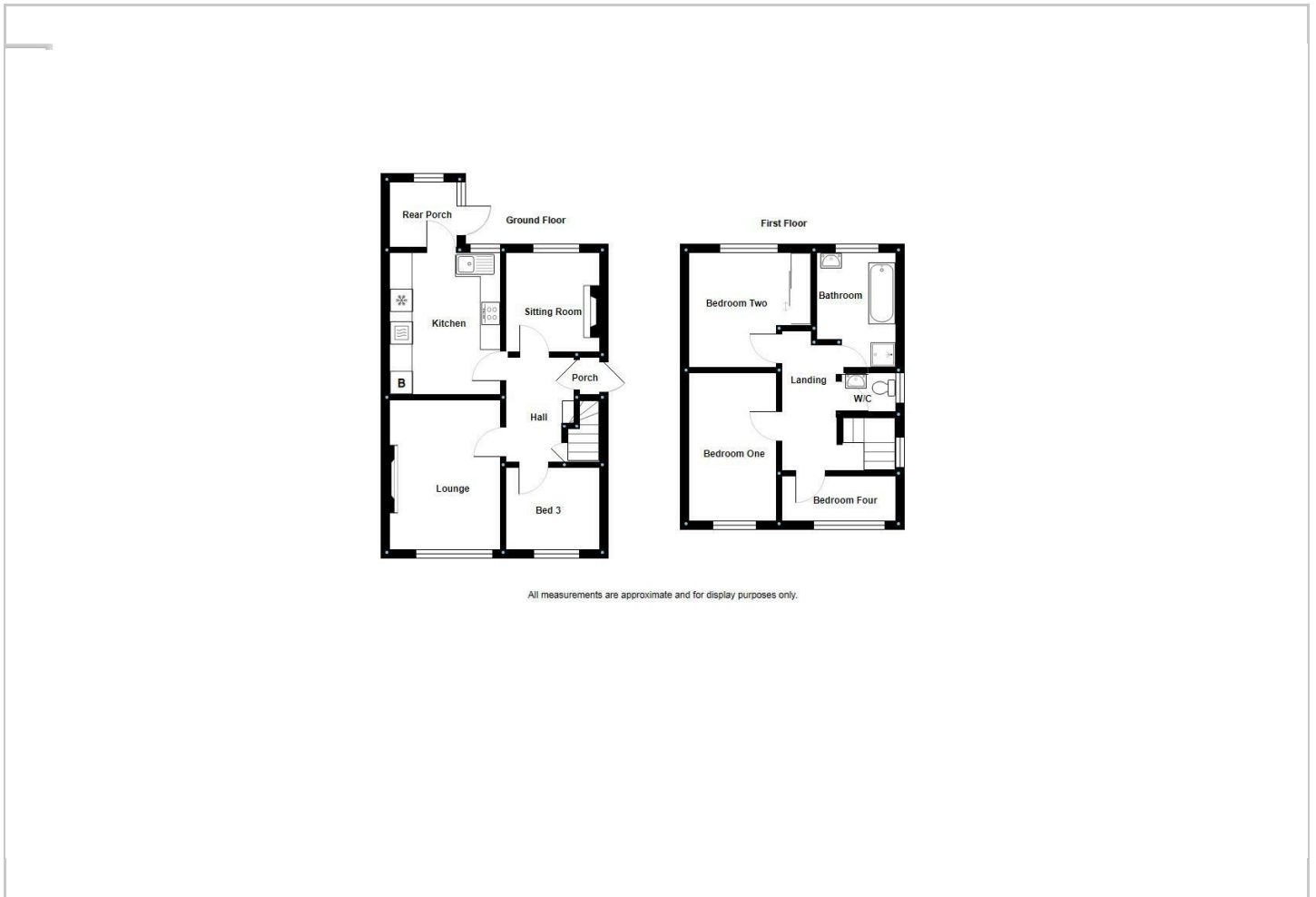
Hybrid Map



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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