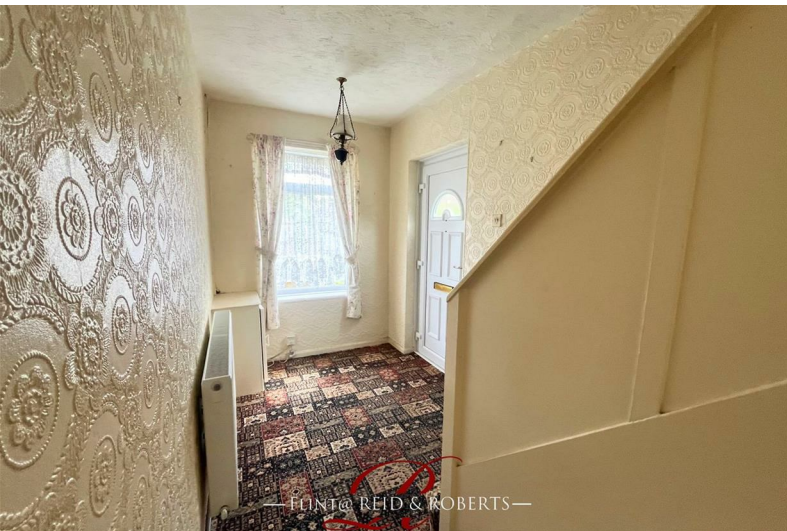




## 7 Hafod

Flint, Flintshire, CH6 5HS

Offers Around £159,950



# 7 Hafod

Flint, Flintshire, CH6 5HS

Offers Around £159,950



## Accommodation Comprising:

Upvc double glazed door with frosted glazed panel opens to:

### Reception Hall

Stairs leading to the first floor accommodation, double panelled radiator, Upvc double glazed windows to the front elevation, wall mounted thermostat and built in cupboard housing the utility meters.

Doors into:

### Lounge

14'4 x 11'6 (4.37m x 3.51m)

Upvc double glazed window to the front and side elevations, double panelled radiator, living flame gas fire (currently not in use) set on a tiled hearth with brick faced surround and wooden mantle and plinth to the side with carpeted flooring.

### Kitchen

11'5 x 6'2 (3.48m x 1.83m/0.61m)

Housing a range of wall, drawer and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/ freezer, void and plumbing for washing machine, feature display cabinets with glazed doors providing open access to the dining room, Upvc double glazed window to the side, space for freestanding cooker, under-stairs storage cupboard and opening to:

### Dining Room

11'5 x 9'11 (3.48m x 3.02m)

Living flame gas fire (not in use) set in a marble hearth with complimentary inset and wooden surround, Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Door into:

### Annexe

A ramp to the side of the property leads to:

### Rear Hallway

Upvc double glazed door provides disabled accessibility to the annexe, a further double glazed door opens to the rear garden, anti slip flooring and doors into:

### Wet room

Three piece suite comprising: wall mounted electric shower with floor drain and folding glazed screen, anti slip flooring, low-level flush WC and wall mounted wash hand basin with full wall tiling Upvc double glazed frosted window to rear elevation and double panelled radiator.

### Ground Floor Bedroom

12'1 x 12'8 max measurement (3.68m x 3.86m max measurement)

'L' shaped room with Upvc double glazed windows to the front and rear elevations, double panelled radiator and carpeted flooring.

## First Floor Accommodation

### Landing

Upvc double glazed window to the side elevation, built in airing cupboard with slatted shelving, loft access hatch and carpeted flooring.

Doors leading into:

### Bedroom One

14'5 x 9'8 (4.39m x 2.95m)

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

### Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

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

### Bedroom Three

11'6 x 7'10 (3.51m x 2.39m)

Upvc double glazed window to the front elevation, double panelled radiator, bulk head over the stairs and carpeted flooring.

### Family Bathroom

Three piece suite comprising: Panelled bath, pedestal wash hand basin and low level flush w/c, partial wall tiling, carpeted flooring, Upvc double glazed frosted windows to the side and rear elevations and double panelled radiator.

### Outside

The property is approached to the front via a wooden gate which opens to a concrete pathway leading to the front entrance with a ramp to the side providing access to the rear extension/annexe. The garden to the front is laid to lawn with a larger than average lawned garden to the side with paved patio area and a pathway that continues to the rear of the property, all bound by 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](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.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.