



11 Min Awel

, Flint, CH6 5TG

£155,000



11 Min Awel

, Flint, CH6 5TG

£155,000



ACCOMMODATION COMPRISES

The property is approached via a concrete driveway and a pathway leading to the front entrance.

Steps leads up to Upvc door with double glazed panels opening into:

Entrance Hallway

Having double panel radiator, wood effect laminate flooring and stairs rising to the First Floor accommodation.

Door leading into:

Lounge

15'8 x 10'11 (4.78m x 3.33m)

T.v. aerial point, wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

Kitchen/Dining Room

17'3 x 8'9 (5.26m x 2.67m)

Fitted with a range of wall and base units with worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, splash back wall tiling, built in four ring gas hob with extractor hood over, built in eye level double oven, void and plumbing for washing machine and wall mounted central heating boiler. Panelled ceiling, wood effect laminate flooring, double panel radiator and double glazed window to the rear elevation.

Frosted glass doors open into:

Conservatory

10'11 x 8'0 (3.33m x 2.44m)

With wood effect laminate flooring and double glazed doors opening out to the rear garden.

STAIRS FROM HALLWAY LEAD TO

Landing

Double glazed window to the side elevation and access to all first floor rooms.

Bedroom One

12'7 x 9'3 (3.84m x 2.82m)

Single panel radiator and double glazed window to the front elevation.

Bedroom Two

11'7 x 9'8 (3.53m x 2.95m)

Built in cupboard providing storage, single panel radiator and double glazed window to the rear elevation.

Bedroom Three

9'11 x 6'7 (3.02m x 2.01m)

Not currently utilised as a bedroom, with built in shelving and hanging and wooden staircase leading to the Loft Room.

Family Bathroom

6'11 x 5'7 (2.11m x 1.70m)

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Full wall tiling, vinyl flooring, single panel radiator and frosted double glazed window to the rear elevation.

Loft Room

17'3 x 8'8 (5.26m x 2.64m)

Velux sky light, eaves storage and radiator.

OUTSIDE

The front of the property is approached via a concrete driveway providing 'Off Road parking and has a pathway giving access to the front entrance. There is also a lawned garden bound by hedgerow and dwarf brick wall. To the side of the property there are wooden gates opening to the rear garden that is mainly laid to lawn with a central pathway. The garden is bound by wood panelled fencing.

EPC Rating - D

Council Tax - Band C

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.

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.

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.

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



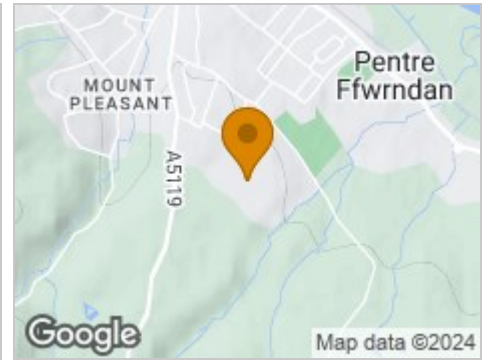
Road Map



Hybrid Map



Terrain Map



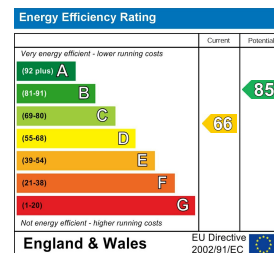
Floor Plan



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.