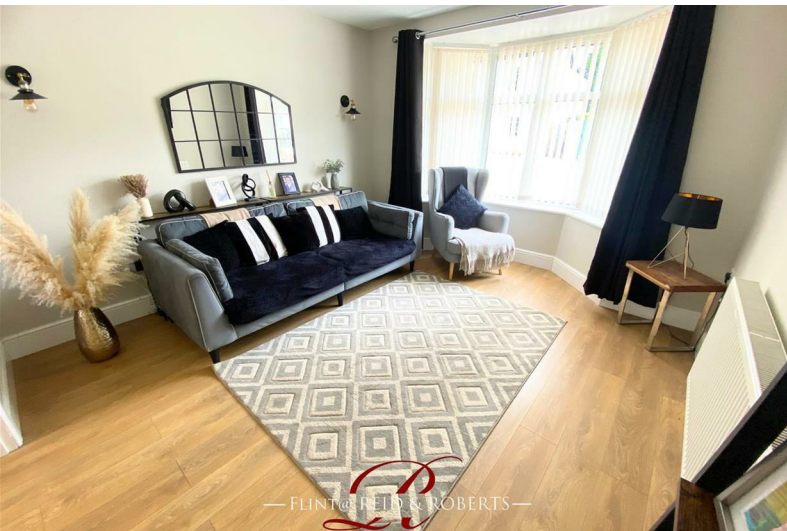




## Central House High Street

Bagillt, Flintshire, CH6 6HE

Offers Around £175,000





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## ACCOMMODATION COMPRISES

The property is approached via a graveled garden leading to the front entrance.

A Upvc door with decorative inset and matching side panels opens into:

### Entrance Hallway

Having understairs storage recess, single panel radiator and stairs leading to the first floor accommodation.

Door opening into:

### W.C.

Fitted with a two piece suite comprising low level flush w.c. and floating wash hand basin with tiled splashback and mixer tap. Tiled flooring.

### Lounge

13'11" x 12'0" (4.26 x 3.66)

A light and spacious room with t.v. aerial point, wall light points, wood effect laminate flooring, double panel radiator and double glazed bay window to the front elevation.

Opening into;

### Open Plan Kitchen/Diner

17'10" x 14'2" (max) (5.44 x 4.34 (max))

Fitted with a contemporary 'Wren' kitchen incorporating a range of wall, drawer and base units with wood block work surfaces over, built in four ring 'Induction' hob with acrylic splash back and stainless steel extractor hood over and built in eye level double oven. The generous sized central Island provides additional drawer storage and also incorporates a Belfast sink with mixer tap over aswell breakfast bar seating area. Recessed ceiling spotlights, wood effect laminate flooring and double glazed 'French doors opening to the rear garden.

Door opens into:

### Utility Room

6'7" x 5'11" (2.02 x 1.81)

Having stainless steel sink unit with drainer and mixer tap, void and plumbing for washing machine, space for tumble

dryer, tiled flooring and double glazed door leading to the rear garden.

## STAIRS FROM HALLWAY LEAD TO:

### Landing

Giving access to two bedrooms and family bathroom.

### Bedroom One

14'2" x 12'0" (4.34 x 3.66)

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

### Bedroom Two

12'0" x 11'10" (3.66 x 3.63)

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

### Family Bathroom

8'2" x 5'10" (2.50 x 1.80)

Fitted with white three piece suite comprising panelled bath with boiler powered rain shower over and glazed privacy screen, wash hand basin set in vanity unit and low level flush w.c. Partial wall tiling, tiled flooring, heated towel rail and frosted double glazed window to the front elevation.

## STAIRS FROM FIRST FLOOR LANDING LEAD TO:

### Bedroom Three

14'1" x 11'9" (4.30 x 3.60)

With storage to the eaves, double panel radiator and to velux skylights.

## OUTSIDE

The front of the property is approached via a low maintenance gravelled garden area leading to the front entrance.

To the rear there is an enclosed garden with a block paved patio area. Steps rise up to a further gravelled seating area and a low maintenance garden with artificial lawn. The garden is bound by wood panelled fencing.

Council Tax - Band C

EPC Rating - TBC

### 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 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

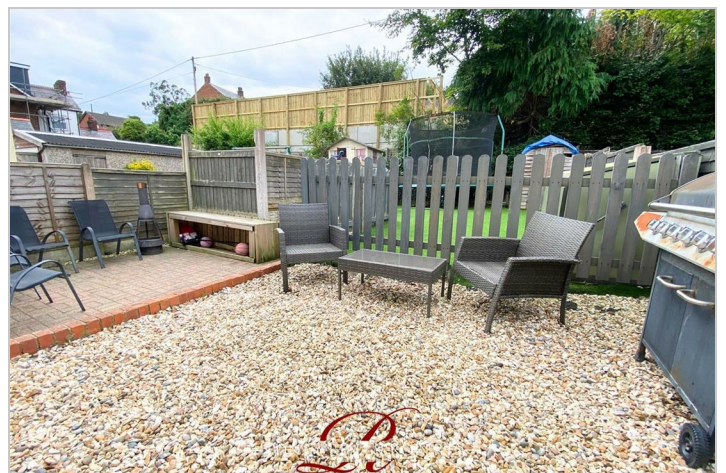
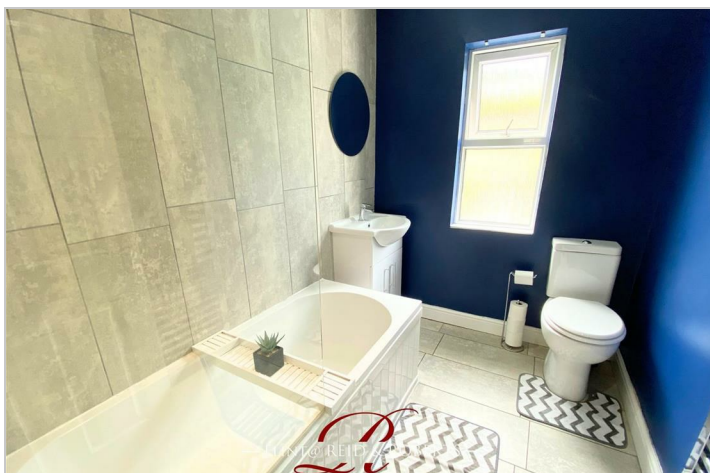
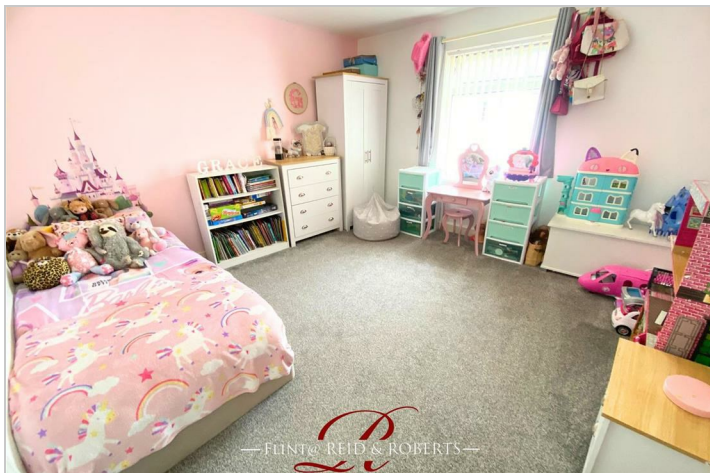
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

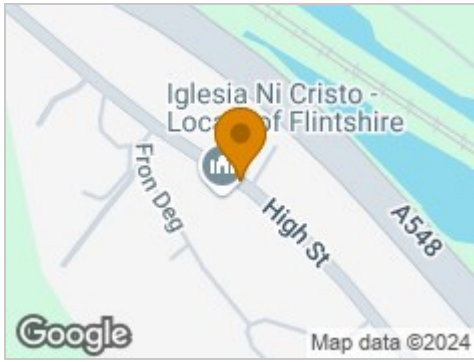
Mon-Fri 9am - 5pm

Saturday 9am - 4pm





### Road Map



### Hybrid Map



### Terrain Map



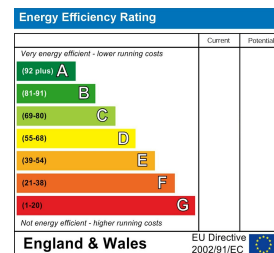
### Floor Plan



### 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



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