



29 The Meadows

Flint, Flintshire, CH6 5HX

Offers Over £155,000



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ACCOMMODATION COMPRISES

Steps up to:

Storm porch with Upvc double glazed door with glazed panels and complimentary side panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, wood effect laminate flooring, double panelled radiator, understairs storage cupboard and doors into;

Lounge

12'4 x 10'0 (3.76m x 3.05m)

Upvc double glazed bay window to front elevation, radiator, wood effect laminate flooring and coved ceiling

Sitting/Dining Room

15'10 x 10 (max) (4.83m x 3.05m (max))

Large living room with sliding patio doors opening to the rear garden, double and single panelled radiator, wood effect laminate flooring and coved ceiling.

Kitchen

12'2 x 7'4 (3.71m x 2.24m)

Housing a range of wood effect wall, drawer and base units with brushed steel handles and black contrasting roll top work surfaces, splash back tiling, stainless steel sink and drainer unit with mixer tap over, electric hob and oven with cooker hood. Integral washing machine and fridge/freezer. Tiled flooring, double glazed window to rear aspect and double panelled radiator.

Landing

Loft access hatch and double glazed window to the side elevation.

Doors leading into:

Bedroom One

12'9 x 11'8 (3.89m x 3.56m)

Having radiator and double glazed window to the front elevation

Bedroom Two

12'8 x 10'6 (3.86m x 3.20m)

Having built in storage cupboard, radiator and double glazed window to the rear elevation

Bedroom Three

7'6 x 7'5 (2.29m x 2.26m)

Having built in over stairs storage cupboard, radiator and double glazed window to the front elevation.

Family Bathroom

7'6 x 5'0 (2.29m x 1.52m)

The bathroom is fitted with a three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush WC. splash back tiling to the walls and floor and double glazed frosted window to the rear.

OUTSIDE

The property is accessed via double wrought iron gates which open to a tarmac driveway providing ample off road parking, there is access at the side which opens to the good sized rear garden which is mainly laid to lawn with a central concrete pathway and deep well stocked flower borders and live heading, there are two brick built garden storage sheds and a wooden storage shed.

EPC Rating - TBC

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

Tel: 01352 762300

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

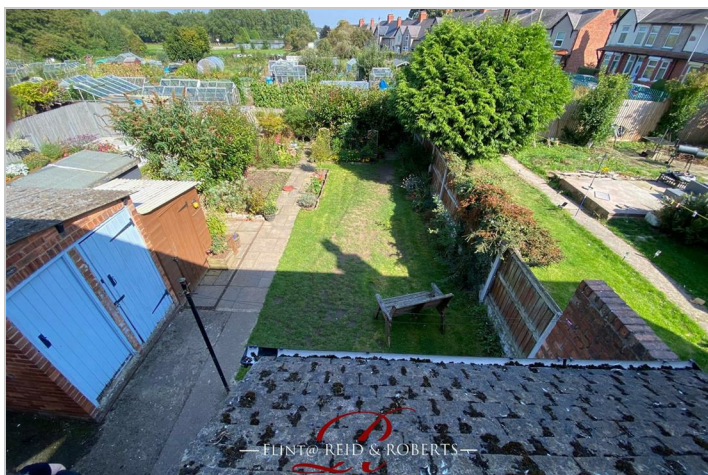
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

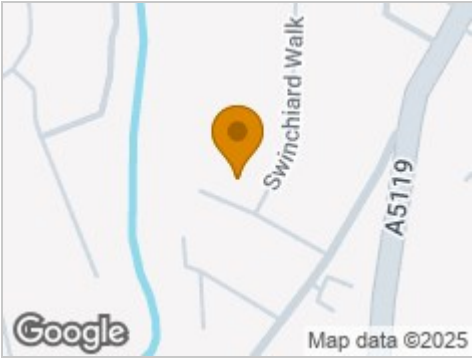
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



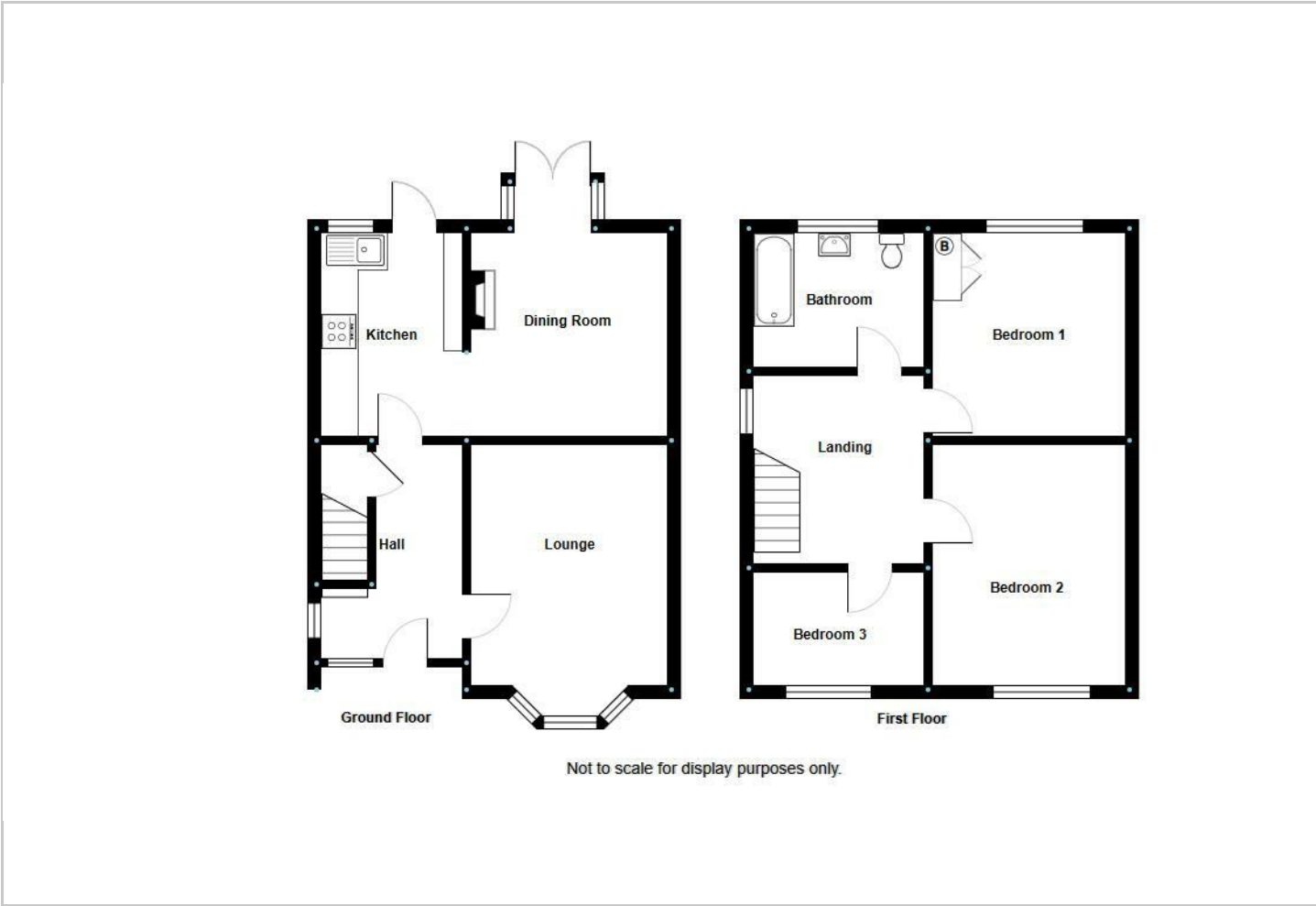
Hybrid Map



Terrain Map



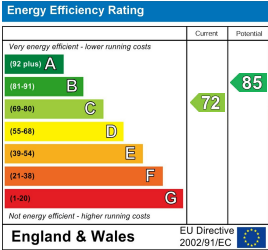
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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