



3 Rhodfa Caradog

Oakenholt, Flint, CH6 5FL

£240,000



3 Rhodfa Caradog

Oakenholt, Flint, CH6 5FL

£240,000



ACCOMMODATION COMPRISES

The property is approached via a driveway providing parking and a paved pathway leading to the front entrance.

A composite Front door with frosted inset opens into:

Entrance Hall

With single panel radiator, wood effect laminate flooring and door opening into:

Lounge

15'7 x 10'3 (4.75m x 3.12m)

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

Double doors with glazed panels open into:

Office/Play Room

16'4 x 7'7 (4.98m x 2.31m)

This room was formerly the garage but has been converted to create a useful and versatile additional reception room. With wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

Inner Hallway

Accessed from the lounge, with stairs leading to the first floor accommodation and doors into the kitchen and W.C.

Ground Floor W.C.

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin with tiled splashback. Wood effect laminate flooring and single panel radiator.

Kitchen/Diner

18'9 x 7'2 (5.72m x 2.18m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over, one and a half bowl sink unit with drainer and mixer tap over, built in four ring gas hob with stainless steel splash back, electric oven beneath and extractor hood over, void and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, cupboard housing central heating boiler and understairs storage cupboard. Double panel radiator, vinyl flooring, double glazed window to the rear elevation and double glazed 'French' doors leading out to the rear garden.

STAIRS FROM INNER HALLWAY LEAD TO:

Landing

Having loft access point, built in airing cupboard with shelving and single panel radiator.

Doors giving access to:

Bedroom One

18'9 x 8'9 (5.72m x 2.67m)

Having single panel radiator and two double glazed windows to the front elevation.

Door opening into:

En suite

7'2 x 5'1 (2.18m x 1.55m)

Fitted with a three piece suite comprising shower cubicle with wall mounted mains powered shower, low level flush w.c. and wash hand basin. Partial wall tiling, vinyl flooring, double panel radiator and frosted double glazed window to the side elevation.

Bedroom Two

11'4 x 8'7 (3.45m x 2.62m)

With single panel radiator and double glazed window to the rear elevation.

Bedroom Three

9'9 x 7'2 (2.97m x 2.18m)

Having single panel radiator and double glazed window to the rear elevation.

Family Bathroom

8'6 x 6'4 (2.59m x 1.93m)

Fitted with a three piece suite comprising panelled bath with mixer tap, low level flush w.c. and pedestal wash hand basin. Single panel radiator, vinyl flooring, extractor fan and frosted double glazed window to the side elevation.

OUTSIDE

The front of the property is approached via a driveway providing parking for two cars. There is a lawned garden area and a paved pathway leads to the front entrance. There is also an electric vehicle charging point. To the side there is a pathway and a wooden gate gives access to the rear. The rear garden is mainly laid to lawn and benefits from a paved patio. The garden is fully enclosed and bound by wood panelled fencing.

EPC Rating - B

Council Tax - Band D

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

Tel: 01352 762300

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

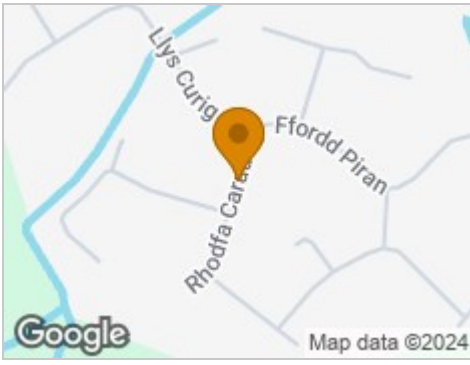
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



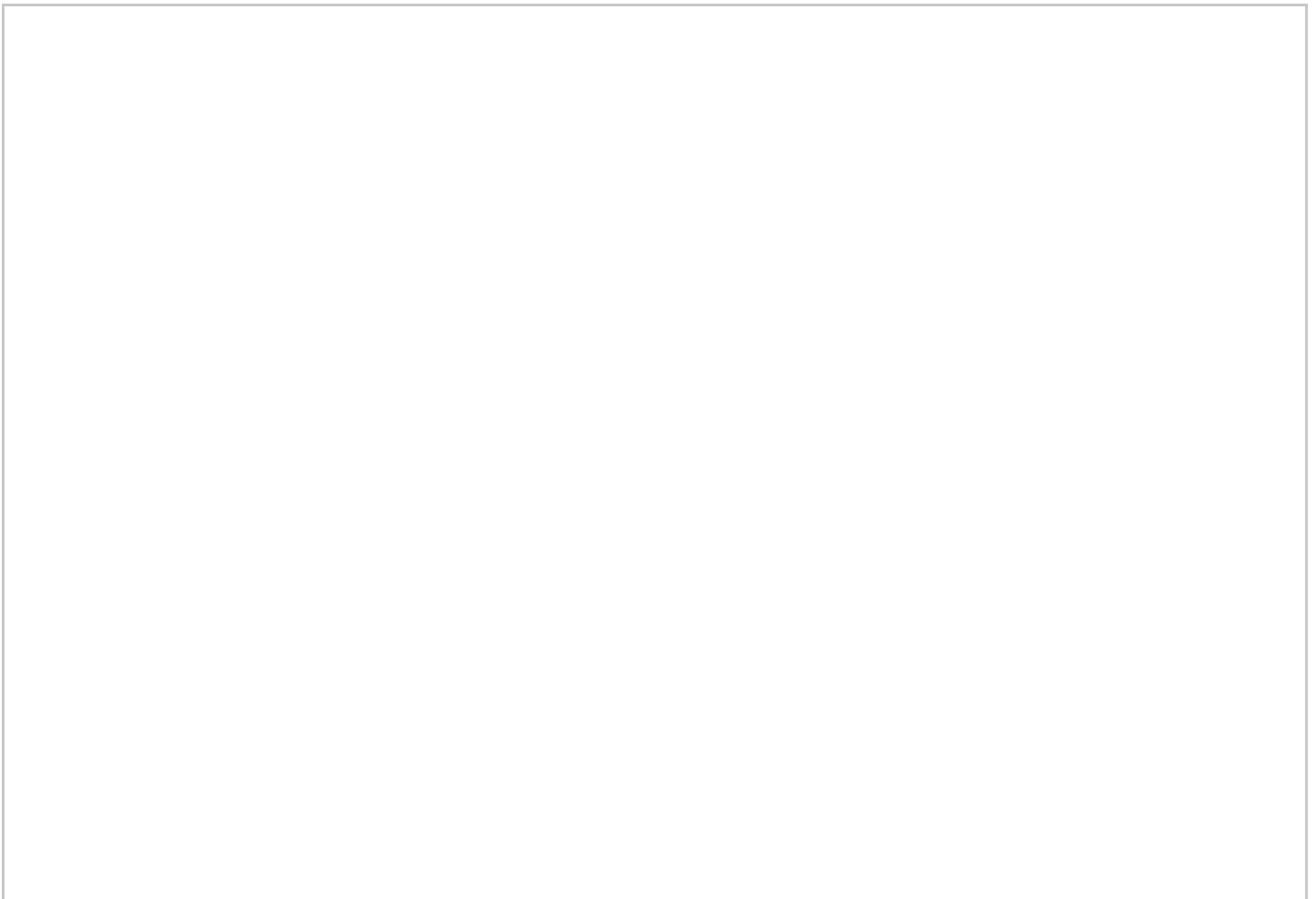
Hybrid Map



Terrain Map



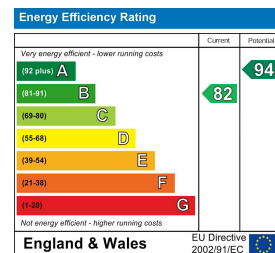
Floor Plan



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.