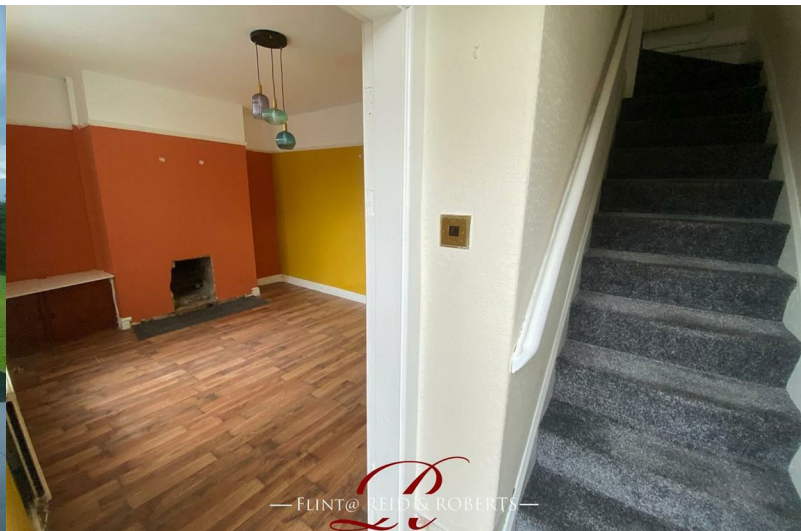




48 Dee Cottages

Flint, Flintshire, CH6 5PT

£119,950



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ACCOMMODATION COMPRISES

The property is accessed via a Upvc door with decorative inset opening into:

Entrance Hall

Having stairs leading to the first floor, opening to lounge

Lounge

15'0 x 10'10 (4.57m x 3.30m)

Having opening fire place suitable for log burner (subject to regulations), radiator and double glazed window to the front elevation.

Door opening into:

Kitchen/Dining Room

12'9 x 10'11 (3.89m x 3.33m)

Fitted with a range of wall, drawer and base units with worksurfaces over, one and a half sink bowl unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, space for cooker with extractor hood over, space for fridge and freezer, wall mounted combination boiler and under stairs storage cupboard. Double glazed window to the rear elevation and Upvc door with frosted inset opening into conservatory.

Door opening into:

Utility Area

having void and plumbing for washing machine, base and wall units, door opening into:

Family Bathroom

7'2 x 4'11 (2.18m x 1.50m)

A three piece white suite comprising: panelled bath with shower over, pedestal wash hand basin and low level flush. Wall tiling, radiator and frosted double glazed window to rear elevation.

Conservatory

7'9 x 6'11 (2.36m x 2.11m)

Double glazed to side and rear, elevations and double glazed door opening into the enclosed rear yard.

STAIRS FROM ENTRANCE HALL LEAD TO

Landing

Having loft access hatch, panelled radiator and door leading to all bedrooms.

Bedroom One

15'0 x 10'11 (4.57m x 3.33m)

Built in storage cupboard, radiator and double glazed window to the front elevation.

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

Picture rail, radiator and double glazed window to the rear elevation with views over open fields and the Dee Estuary.

Bedroom Three

8'2 x 8'2 (2.49m x 2.49m)

Panelled radiator and double glazed window to the rear elevation with views over open fields and the Dee Estuary

OUTSIDE

The front of the property is accessed via a Upvc door with decorative inset.

To the rear of the property there is an enclosed paved yard. A wooden gate gives access to the rear.

EPC Rating - C

Council Tax - Band B

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

Tel: 01352 762300

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



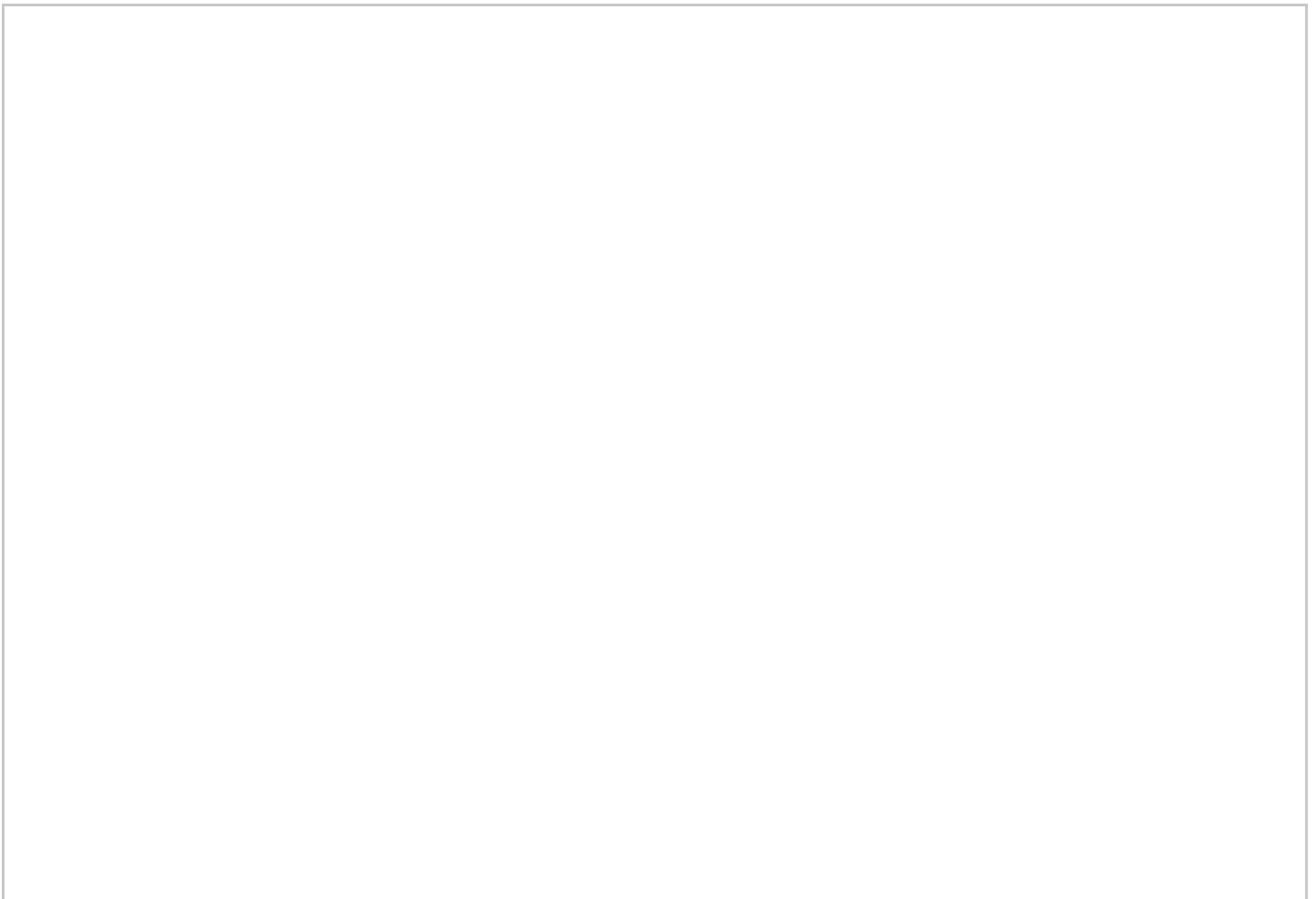
Hybrid Map



Terrain Map



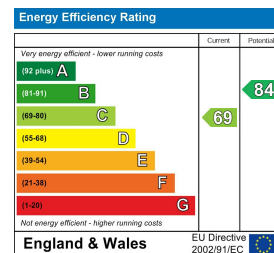
Floor Plan



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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