



29 Bryn Mor Drive

Flint, Flintshire, CH6 5RZ

Offers Around £175,000



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing parking and leading to a Uprvc door with decorative panel opening into:

Hallway

With stairs leading to the First Floor accommodation, live central heating controls, single panel radiator and double glazed frosted window to the side elevation.

Door into:

Lounge

16'4" x 11'10" (4.98 x 3.61)

Feature Slate fire surround with complimentary surround hearth and plinth with a mounted living flame gas fire, textured and coved ceiling, t.v. Aerial & Sky point, double panel radiator, double glazed leaded window to the front elevation, double glazed French Doors with leaded glass leading to rear garden.

Kitchen

14'6" x 7'9" (4.42 x 2.36)

Fitted with a range of wall and base units with wood trim work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, splash back wall tiling, space for electric freestanding cooker, void and plumbing for washing machine, integrated dishwasher and fridge and freezer, built in storage cupboard, wall mounted central heating boiler with hive active heating control system, t.v. Aerial point, double panel radiator, double glazed window to the rear elevation and double glazed Uprvc stable door leading to the rear garden.

STAIRS FROM HALLWAY LEAD UP TO:

Landing

With loft access point and two double glazed windows to the rear elevation.

Doors into:

Bedroom One

10'1" x 10'6" (29'6" plus robes) (3.07 x 3.20 (9 plus robes))

Fitted with a range of wardrobes with mirror sliding doors, t.v. Aerial point, single panel radiator and leaded double glazed window to the front elevation.

Bedroom Two

11'8" x 8'0" (3.56 x 2.44)

Two built in storage cupboards, single panel radiator and leaded double glazed window to the front elevation.

Bedroom Three

8'7" x 8'1" (2.62 x 2.46)

Fitted with a range of wardrobes, t.v. Aerial point, single panel radiator and double glazed window to the rear elevation.

Shower Room

Fitted with a three piece suite comprising walk in shower with glazed panel, pedestal wash hand basin and low level flush WC. Textured ceiling, splash back wall tiling, vinyl flooring, single panel radiator and frosted double glazed window to the rear elevation.

Externally

The property is approached via a block paved driveway which provides 'off road' parking and leads to the integral single bay garage, a block paved pathway leads to the front entrance with a lawned garden which has a flower border housing a variety of plants and shrubs. To the rear of the property is a low maintenance paved patio garden with gravelled areas and enclosed by wood fence panelling and block walling with far reaching views.

To Arrange A Viewing

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 be emailed on request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and

Tel: 01352 762300

follow the strict government guidelines issued.

A 'Property Viewing Health Disclosure Declaration' may be required to be signed to ensure the safety of staff and viewers. (further information available on request)

Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Strictly by prior appointment through Reid & Roberts Estate Agents.

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

To Make A Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS

Opening Hours

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

Saturday 9:00am - 4:00pm

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Road Map



Hybrid Map



Terrain Map



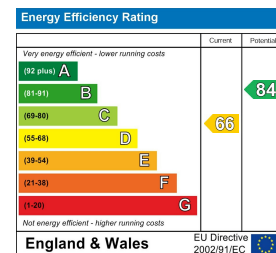
Floor Plan



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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