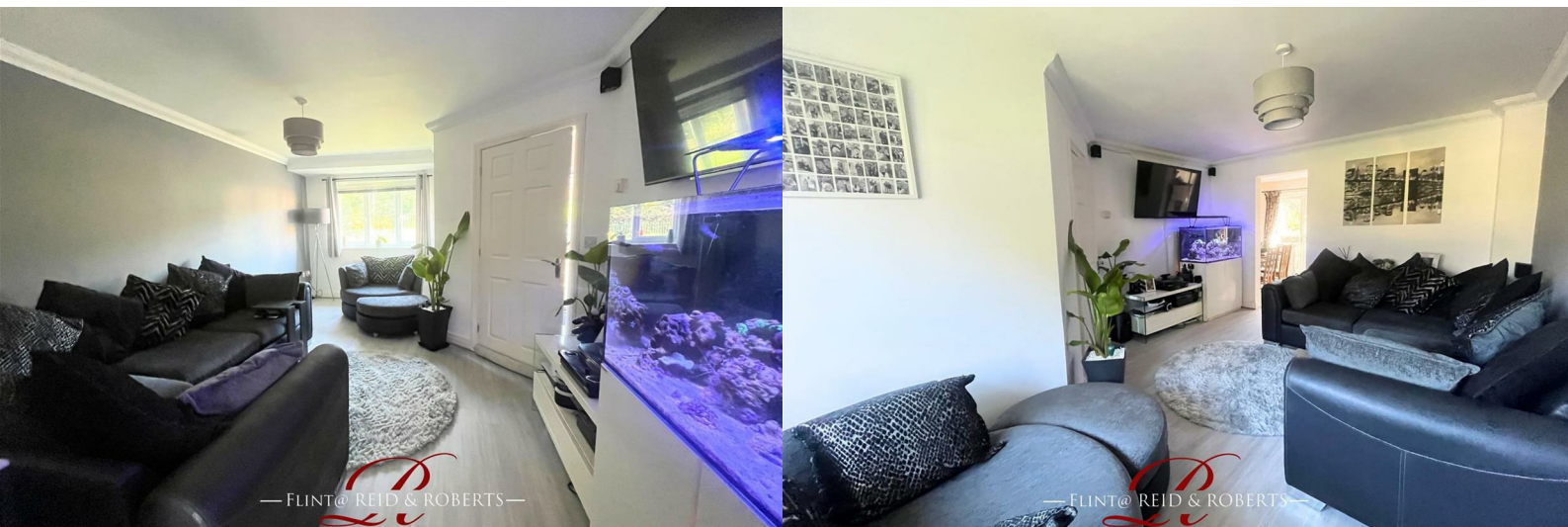




8 Stryd Tegeingl , Bagillt, CH6 6AS

£180,000



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ACCOMMODATION COMPRISES

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

Canopy porch with Upvc door opening into:

Entrance Hallway

Having double panel radiator with cover, wood effect flooring and stairs leading to the first floor accommodation.

Door opening to:

Ground Floor W.C.

6'1 x 2'8 (1.85m x 0.81m)

Fitted with a two piece suite comprising low level flush w.c. and pedestal wash hand basin. Splashback tiling, tiled floor, double panel radiator and frosted double glazed window to the front elevation.

Lounge

17'9 x 12'1 (5.41m x 3.68m)

A light and spacious room with window overlooking the front elevation, t.v.aerial point, wall mounted central heating thermostat, coved ceiling and double panel radiator.

Door opening into:

Kitchen/Dining Room

16'6 x 10'1 (5.03m x 3.07m)

Housing a range of modern wall, drawer and base units with complimentary work surfaces over, one and a half sink bowl unit with drainer and mixer tap, splash back wall tiling, built in four ring gas hob with extractor hood over, integral electric oven and dishwasher, void and plumbing for washing machine, space for American style fridge/freezer and cupboard housing central heating boiler. Recessed ceiling spotlights, vinyl flooring, double glazed window overlooking the rear garden and 'French' doors opening to the rear garden.

STAIRS FROM HALLWAY LEAD TO:

Landing

Having loft access point (loft is insulated and boarded for storage with a pull down ladder), built in airing cupboard with shelving and double glazed window to the side elevation.

Door opening into:

Bedroom One

11'1 x 9'2 (3.38m x 2.79m)

Having double panel radiator, carpeted flooring and double glazed window to the front elevation.

Sliding door opening into:

En Suite

9'2 x 3'6 (2.79m x 1.07m)

Fitted with a three piece suite comprising shower cubicle with dual point wall mounted rain shower, wash hand basin set in vanity unit and low level flush w.c. Heated towel rail, shaver point and extractor fan.

Bedroom Two

10'2 x 9'2 (3.10m x 2.79m)

With double panel radiator, carpeted flooring and double glazed window overlooking the rear garden.

Bedroom Three

8'4 x 6'0 (2.54m x 1.83m)

Currently utilised as a dressing room and having built in hanging rail/shelving, double panel radiator and double glazed window to the front elevation.

Family Bathroom

6'5 x 5'11 (1.96m x 1.80m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Recessed ceiling spot lights, extractor fan, radiator and frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a driveway providing 'Off Road' parking for two cars. A paved pathway leads to the front entrance. There is also a lawned garden area with dwarf hedgerow boundary. The driveway extends to the side of the property with gated access leading to the rear garden where you will find an enclosed landscaped garden mainly laid to lawn and having borders well stocked with a variety of shrubs and plants. There are two decorative patio areas and a storage shed. The garden is bound by wood panelled fencing.

EPC Rating - C

Council Tax - Band C

Tel: 01352 762300

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 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

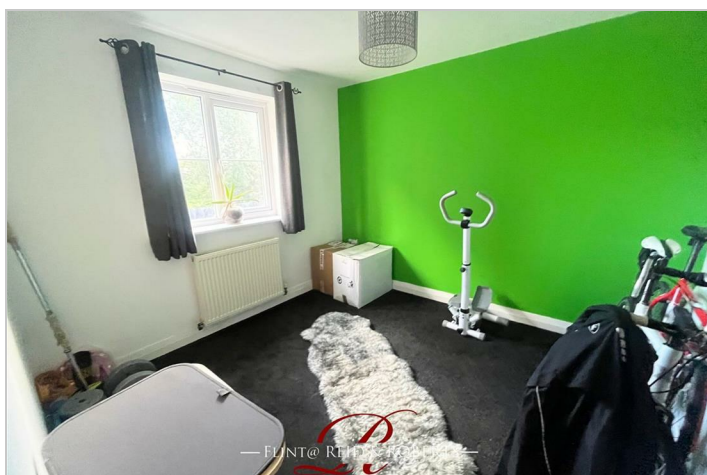
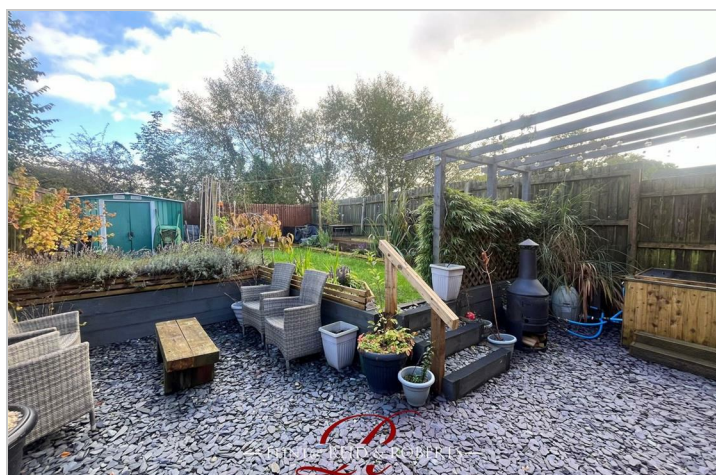
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



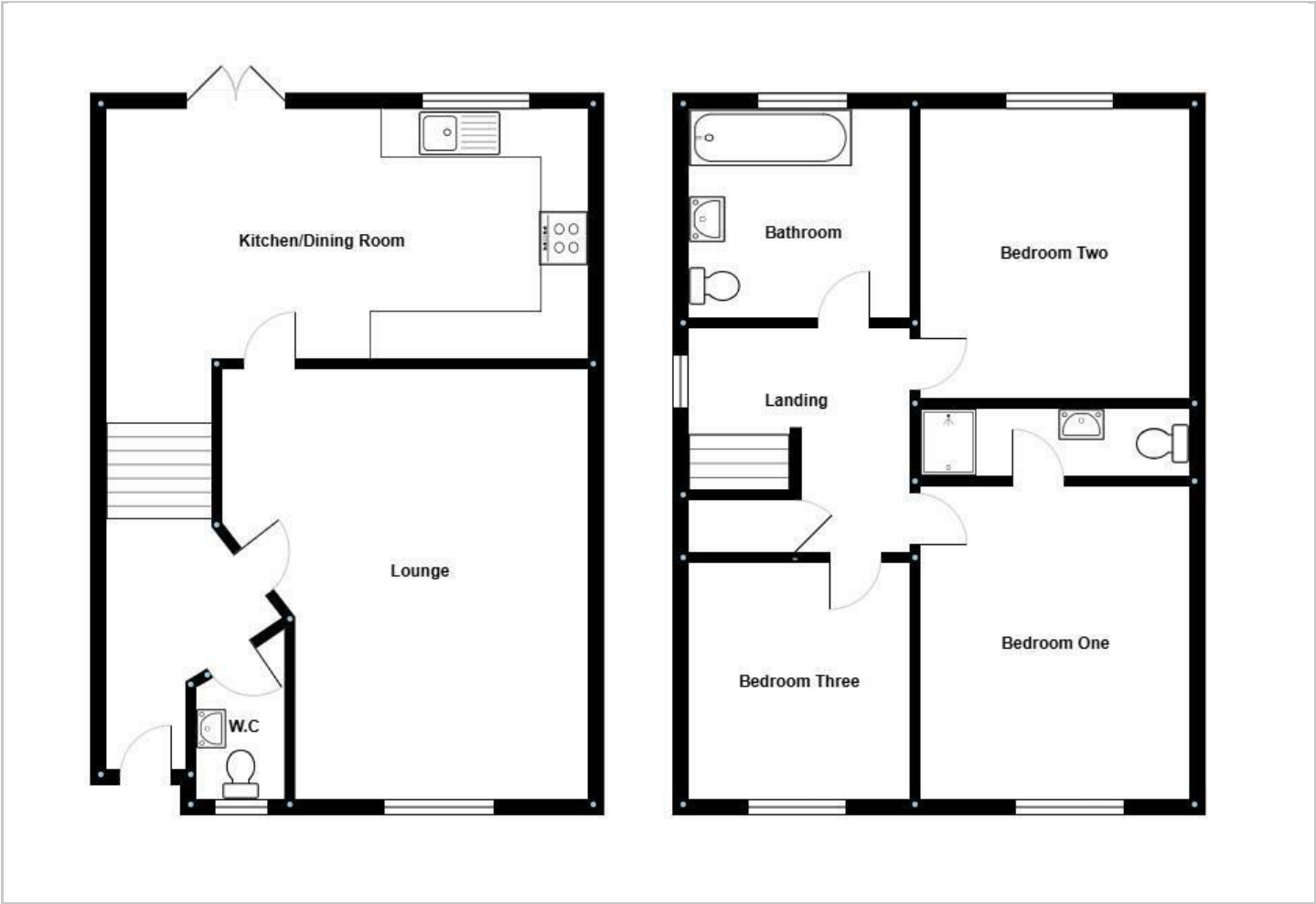
Hybrid Map



Terrain Map



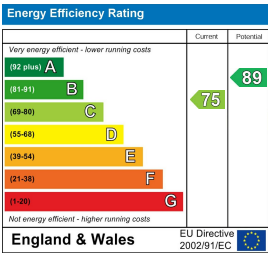
Floor Plan



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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