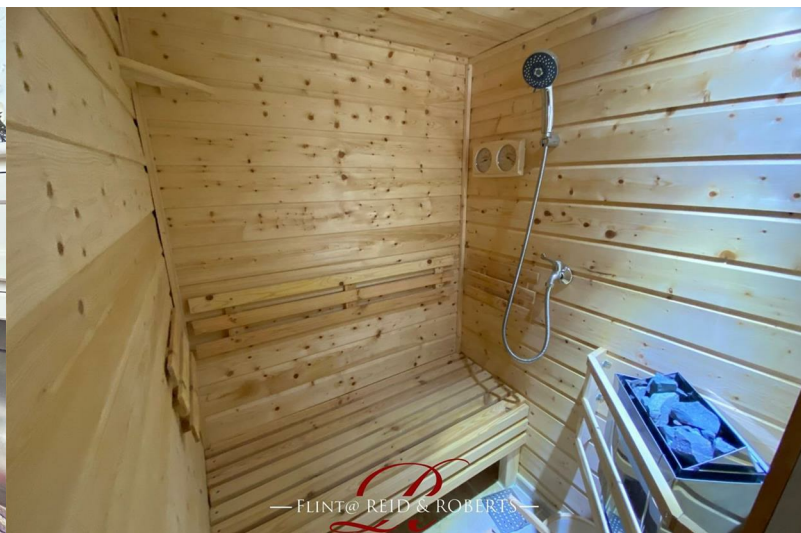




Bryntirion Cottage Bryn Tirion Road , Bagillt, CH6 6DS

Offers Over £250,000



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ACCOMMODATION COMPRISES

Timber framed panelled door with glazed window to side opening into:

Entrance Hallway

Leaded uPVC double glazed window to front elevation with deep slate sill, further recess, staircase rising to the first floor accommodation, exposed timber floor boards, telephone point and single panel radiator.

Door leads to:

Lounge

16'1 x 15'1 (4.90m x 4.60m)

Having a feature exposed brickwork to one wall with large solid timber mantle and recessed open fireplace with cast iron grate and stone tiled hearth, exposed beam ceilings, recessed display niches, Three uPVC double glazed windows overlooking the rear garden to the rear elevation, three wall light points, TV aerial point, double panelled radiator.

Wooden door gives access to:

Dining Room

13'0 x 11'10 (3.96m x 3.61m)

Feature fire surround, beamed ceiling, handcrafted storage unit with partial glazed front built into chimney recess, Kardean effect flooring, uPVC double glazed window to rear elevation, double panelled radiator and stable door off opening through to:

Kitchen

15'3 x 12'0 (4.65m x 3.66m)

Having a range of handcrafted wooden fronted wall drawer and base units with a complimentary work top surface, outset brick faced chimney breast incorporating electric hob, oven and extractor hood, one and a half sink bowl unit with drainer and mixer tap, tiled splashback, ceramic tiled floor, brick central island with worktop over and having storage, integral fridge and freezer, double panelled radiator, uPVC double glazed window with deep slate tiled sill to the front elevation, uPVC double glazed window to the rear, steps up leading to an additional stable door opening to the main reception hall and part glazed stable door to the rear elevation.

STAIRS FROM HALLWAY LEAD UP TO:

Landing

UPVC double glazed window overlooking the rear garden, exposed purlin, wood effect laminate flooring and double panelled radiator.

Panelled door opening to:

Bedroom One

15'3 x 12'2 (4.65m x 3.71m)

UPVC double glazed window to front with window seat, further uPVC double glazed window to side with deep sill, exposed beams, purlins and floorboards, featured brick and wooden fireplace, two wall light points and double panelled radiator.

Bedroom Two

16'2 x 14'11 (4.93m x 4.55m)

UPVC double glazed window providing excellent far reaching views across the Dee Estuary towards the Wirral Peninsula., exposed purlins, access to small loft void and double panelled radiator.

Bedroom Three

13'7 x 10'2 (4.14m x 3.10m)

Exposed timber floor boards, exposed purlin, double panelled radiator and uPVC double glazed window with window seat to the front elevation

Family Bathroom

Fitted with a 'White' three piece suite comprising panelled bath with a 'New Team' electric shower over, pedestal wash basin and low level flush w.c., partial wall tiling, tiled flooring, double panelled radiator and uPVC double glazed window to rear.

Barn/Workshop

Arranged over two floors and can be accessed via the lounge this is a great addition to the main house.

Ground Floor - 15'4 x 10'8 - includes a utility area with void and plumbing for washing machine, space for tumble dryer, ample storage areas, door into the Sauna which is fitted with a n over head shower and wooden stable door with frosted panel opens to the rear garden.

First Floor - 15'9 x 15'6 (max) - perfect space for an office/studio and potential to be converted to a fourth bedroom. Ample power points, roof storage and window overlooking the rear garden.

OUTSIDE

To the front elevation of the property there are mature stone edged flower and shrubbery borders.

To the rear you will find a delightful cottage garden having a hard standing patio area adjoining the rear of the property and raised flowering borders with further raised garden area. Concrete pathway leads to a charming timber construction summer house complete with log burner creating a relaxing outdoor space and a great addition to the property. Outdoor water point, oil storage access to the adjoining barn.

EPC Rating - TBC

Council Tax - Band D

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.

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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

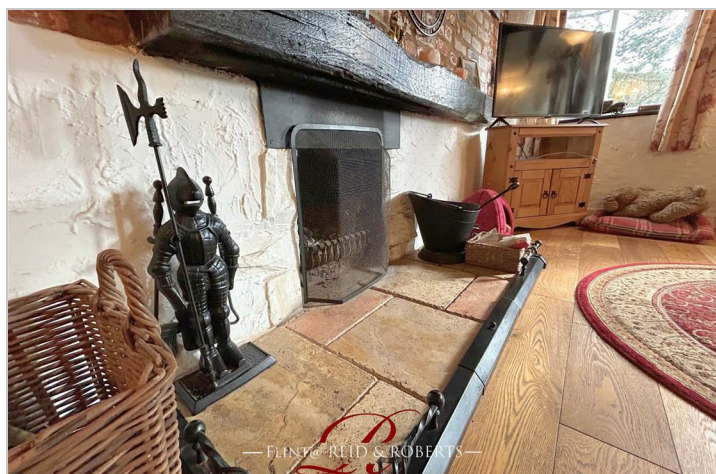
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



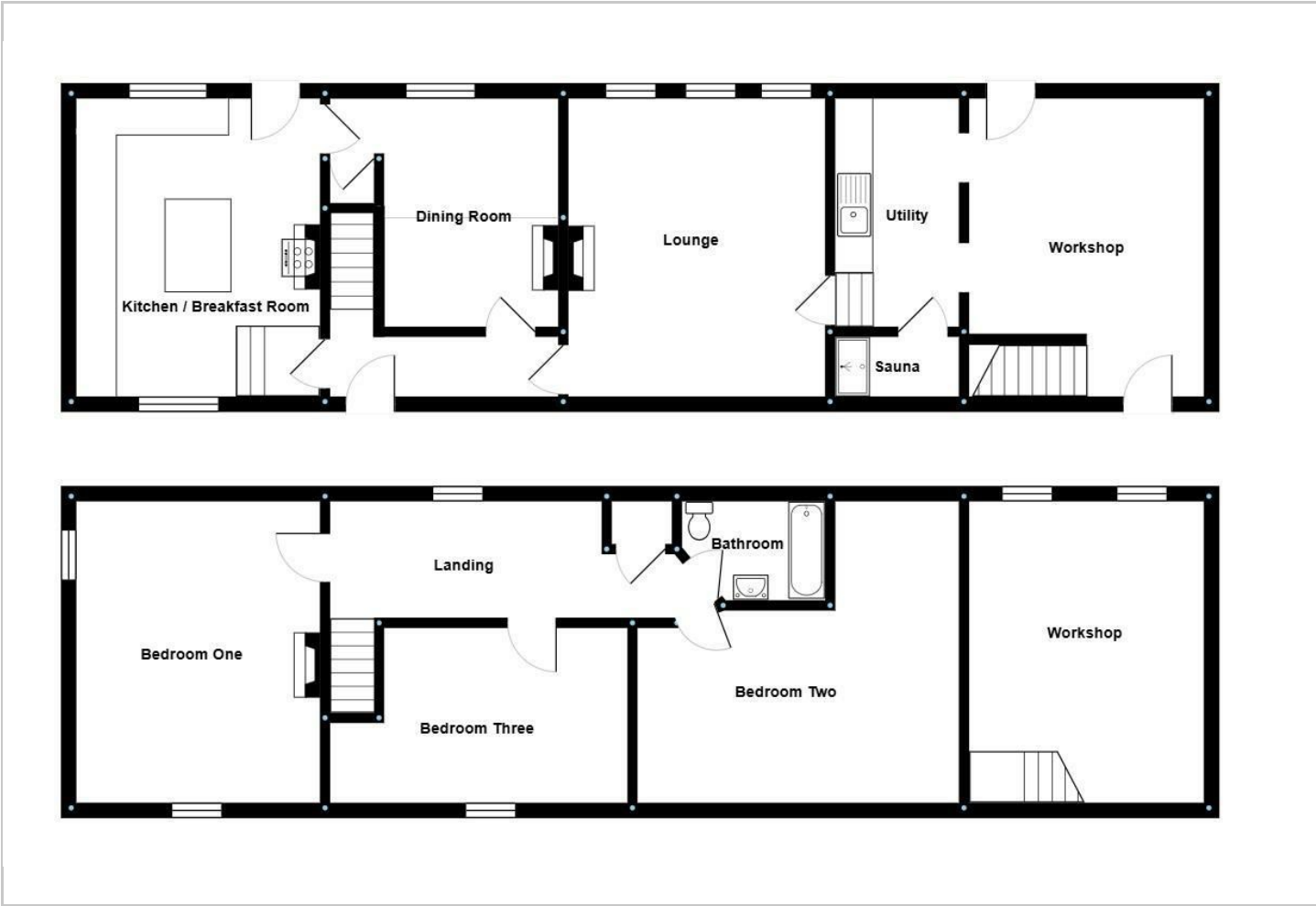
Hybrid Map



Terrain Map



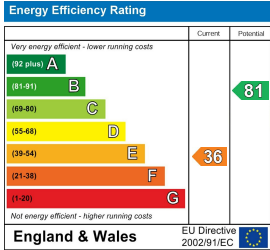
Floor Plan



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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