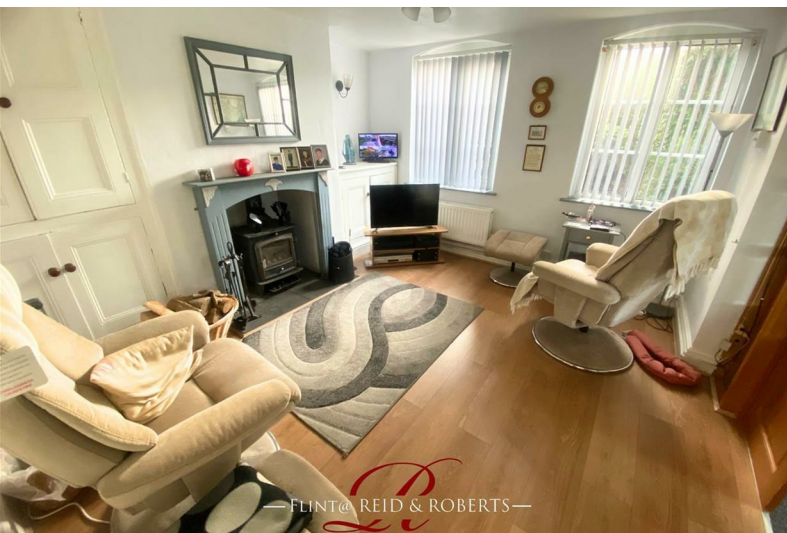




## 1-2 Cae Coch Cottages

Kelsterton, Flint, CH6 5SJ

Offers Around £300,000





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## ACCOMMODATION COMPRISES

To the front of the property a gate gives access to a small garden area with steps leading to the front entrance. The garden is bound by hedgerow giving a good degree of privacy.

Upvc door with decorative frosted inset opens into:

### Snug

11'9 x 10'9 (3.58m x 3.28m)

Having feature wooden fire surround with detailed cast iron and tiled inset and open fire grate, decorative wall panelling, built in cupboard housing utility meters, wood effect laminate flooring and double glazed window to the front elevation.

Door opening into:

### Dining Room

14'2 x 9'5 (4.32m x 2.87m)

Having original built in cupboard, double panel radiator with cover and two double glazed windows to the rear elevation.

Door leading into:

### Kitchen

11'5 x 11'1 (3.48m x 3.38m)

Fitted with a range of modern wall, drawer and base units with complimentary work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for range cooker. Tiled flooring, double panel radiator and glazed door to the utility room.

Door leading into:

### Utility Rooms

Two useful rooms providing void and plumbing for washing machine, sink unit, door to w.c and door leading to the rear of the property.

### Ground Floor W.C

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin with splash back wall tiles. Tiled flooring and frosted double glazed window to the rear elevation.

### Lounge

12'3 x 11'10 (3.73m x 3.61m)

Having feature fire surround with multi fuel burner, built in storage cupboards to chimney recess, wall light points, wood effect laminate flooring, double panel radiator and two double glazed windows to the side elevation.

Double doors opening into:

### Garden Room

19'7 x 13'8 (5.97m x 4.17m)

Overlooking the delightful private gardens, With t.v aerial point, ceiling spot lights, double panel radiator and double glazed windows to three sides.

Double glazed doors open to the rear.

## STAIRS FROM KITCHEN LEAD UP TO:

### Landing

Giving access to three double bedrooms and large bathroom.

### Bedroom One

13'10 x 10'6 (4.22m x 3.20m)

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

### Bedroom Two

12'12 x 10'7 (3.66m x 3.23m)

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

### Bedroom Three

11'6 x 10'6 (3.51m x 3.20m)

With double panel radiator and double glazed window to the front elevation.

### Family Bathroom

11'7 x 9'2 (3.53m x 2.79m)

This larger than average bathroom is fitted with a four piece suite comprising panelled bath with shower attachment, glazed shower cubicle with wall mounted mains powered shower, wash hand basin set in vanity unit with mixer tap and low level flush w.c. There is a range of built in storage cupboards with shelving, heated towel rail, vinyl flooring and double glazed window to the rear elevation.

## OUTSIDE

This charming property is set on a much larger than average plot and is approached through a pedestrian gate with steps leading to the front entrance. There is a small enclosed garden area bound by hedgerow providing a good degree of privacy. A driveway to the side gives access to parking with a pathway leading to the rear of the property where you will find a yard area and pathway leading to the outbuilding/office. The main garden area is mainly laid to lawn and has borders well stocked with a wide variety of shrubs and plants. There is a centralised pathway that gives access to the array of avery encloses and storage sheds. There is also a paved patio area, perfect for sitting and enjoying the beautiful gardens.

EPC Rating - TBC

## Council Tax - Band C

### 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](mailto: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

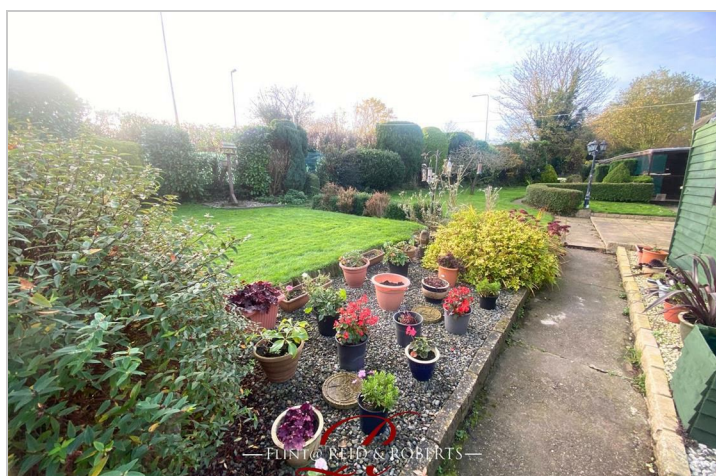
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm





Road Map



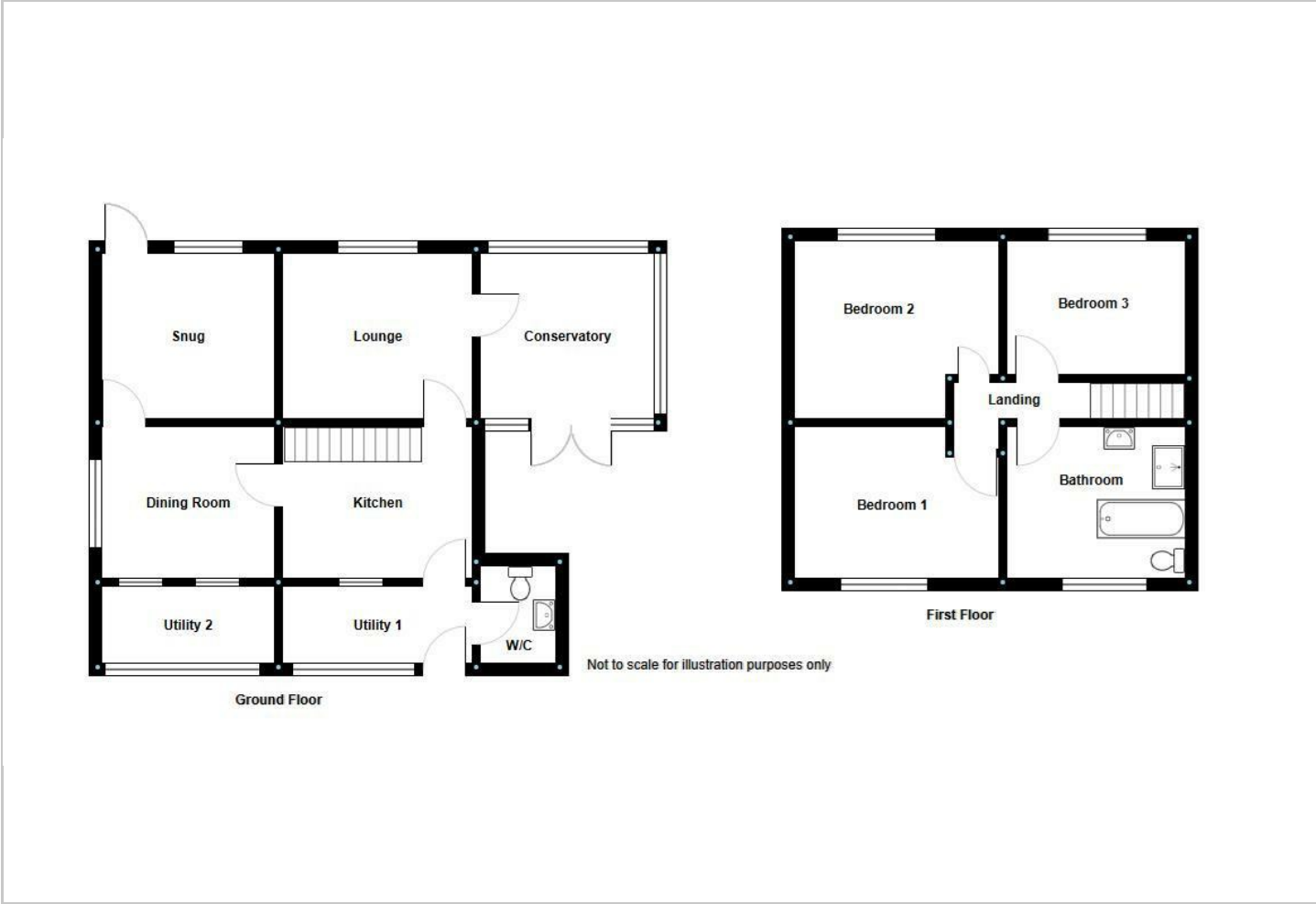
Hybrid Map



Terrain Map



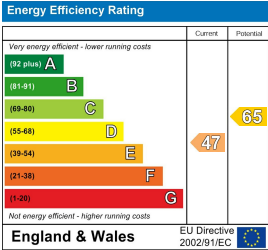
Floor Plan



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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