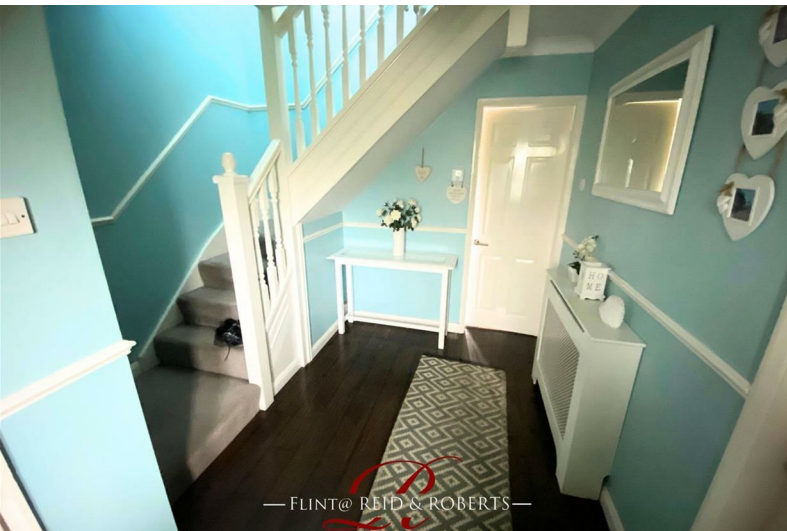




59 Min Awel

, Flint, CH6 5TG

£325,000



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ACCOMMODATION COMPRISES

The property is accessed via a driveway providing parking for a number of vehicles and leading to the front entrance.

A composite door with decorative inset leads into:

Entrance Hallway

Spacious hallway having wood effect laminate style flooring, double panel radiator and stairs leading to the first floor accommodation.

Door leading into:

Ground Floor W.C.

Fitted with a two piece suite comprising low level flush w.c and wash hand basin with splash back wall tiling. Radiator and frosted double glazed window to the front elevation.

Lounge

16'5 x 11'2 (5.00m x 3.40m)

Fitted feature fire place with living flame gas fires, wood effect laminate style flooring, radiator, TV and power points and double glazed bay window to the front elevation.

Glazed double doors opening into dining area

OPEN PLAN KITCHEN DINING ROOM

Kitchen

12'9 x 9'9 (3.89m x 2.97m)

Fitted with a wide range of wall, drawer and base units with complementary worktop surfaces over, stainless steel sink with drainer and mixer tap, splash back wall tiling, built in five ring gas hob with extractor hood over and electric oven below, built in dishwasher and fridge. Part tiled walls, tiled floor, radiator, double glazed window to the rear elevation with countryside views, open entrance into dining room and door to utility room

Dining Area

11'2 x 9'6 (3.40m x 2.90m)

Having wood effect laminate style flooring, double panel radiator and patio doors opening into the conservatory.

Utility Room

7'3 x 7'3 (2.21m x 2.21m)

Accessed from the kitchen and having base units with worktop surfaces over, void and plumbing for washing machine, space for tumble dryer and space for free standing fridge/freezer. Wall mounted central heating boiler (recently fitted 2023), tiled flooring, partial wall tiling, double glazed window to the rear and double glazed door leading out to the rear garden.

Conservatory

12'6 x 10'9 (3.81m x 3.28m)

Double glazed windows to the rear and side elevations, radiator, tiled floor and double glazed door to the garden.

STAIRS FROM HALLWAY LEAD UP TO

Landing

Having built in storage cupboard with shelving, loft access point and giving access to all bedrooms.

Bedroom One

13'9 x 10'2 (4.19m x 3.10m)

Fitted with a range of furniture to include wardrobes and over head storage cupboards with matching dressing table, radiator, power points and double glazed window to the front elevation.

Door opening into:

En Suite

7'5 x 3'1 (2.26m x 0.94m)

Fitted with a three piece suite comprising shower cubicle with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Radiator, partial wall tiling walls and frosted double glazed window to the side elevation.

Bedroom Two

10'0 x 10'0 (3.05m x 3.05m)

Fitted with a range of wardrobes with over head storage cupboards, radiator, wood effect laminate flooring and double glazed window to the rear elevation.

Bedroom Three

10'8 x 7'2 (3.25m x 2.18m)

Fitted with a range of wardrobes with over head storage cupboards, radiator, wood effect laminate style flooring and double glazed window to the rear elevation.

Bedroom Four

10'8 x 7'6 (3.25m x 2.29m)

Fitted with a range of wardrobes with over head storage cupboards and dressing table, radiator, wood effect laminate style flooring and double glazed window to the front elevation.

Family Bathroom

7'4 x 5'8 (2.24m x 1.73m)

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin set in vanity unit and low level flush WC. Loft access point, heated chrome towel rail, tiled walls, double glazed frosted window to the rear elevation.

OUTSIDE

The property is approached via a tarmac driveway that offers 'off road' parking for several vehicles and leads to the attached single garage. The garden to the front is mainly laid to lawn and is well stocked with a selection of plants, trees and shrubs. To the side there is a lawned garden area opening through to the rear where you will find a raised decked area with steps leading to the pathway. The rear garden is mainly laid to lawn and has borders well stocked with a variety of shrubs and plants. There is also a decorative pond. The garden is bound by wood panelled fencing.

EPC Rating - C

Council Tax - Band E

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

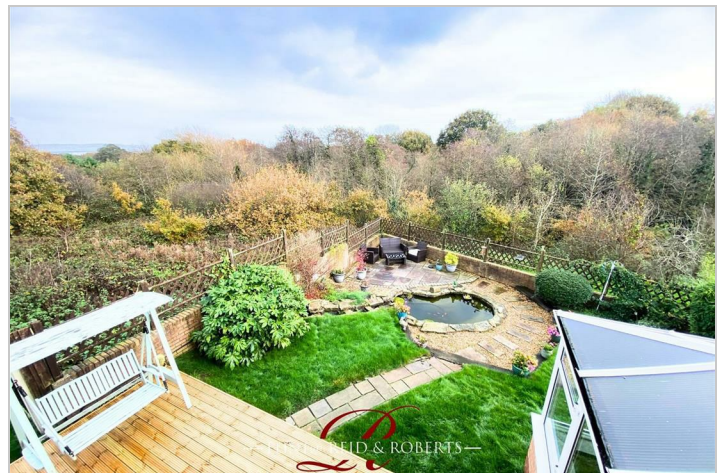
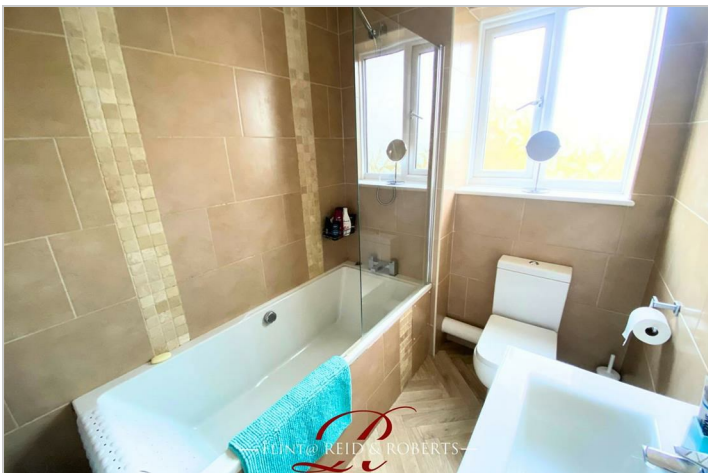
Monday - Friday 9:00am - 5:30pm

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



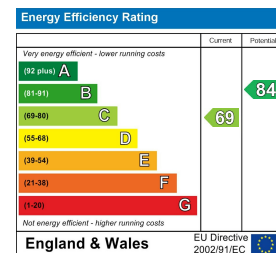
Floor Plan



Viewing

Please contact our Flint 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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