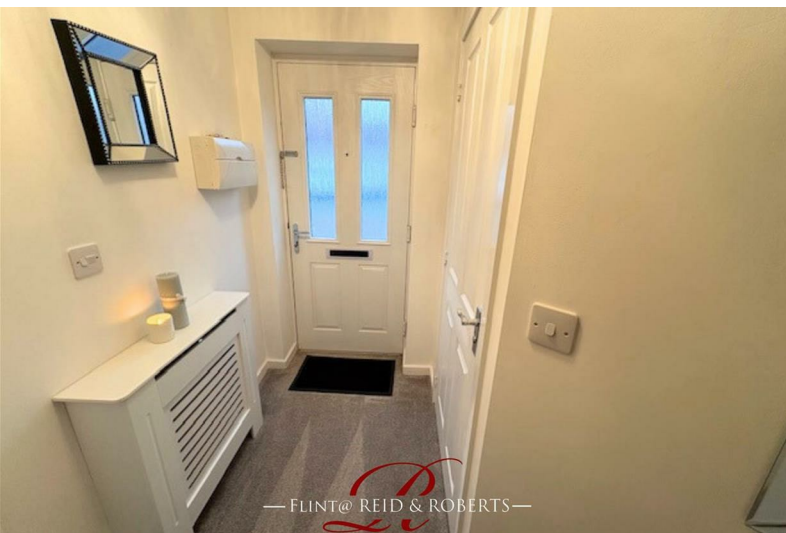




6 Llys Garmon

Oakenholt, Flint, CH6 5XF

Offers Over £195,000



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ACCOMMODATION COMPRISES

The property is approached via a block paved driveway and a paved pathway that leads to the front entrance.

Upvc double glazed composite door with glazed panels, opening into:

Entrance Hall

Stairs leading to first floor accommodation, radiator, carpeted flooring and doors leading into:

Cloakroom

Fitted with a two piece suite comprising: pedestal corner wash hand basin with tiled splash back and low level flush w.c., single panelled radiator and frosted Upvc double glazed window to the front elevation and vinyl flooring.

Lounge

14'3 x 12'0 (4.34m x 3.66m)

Upvc double glazed window to the front elevation providing an abundance of natural light into the room, wall panelled moldings, coved ceiling, telephone and t.v. Aerial points, carpeted flooring and double panel radiator.

Door Leading Into

Kitchen/Diner

15'4 x 9'6 (4.67m x 2.90m)

Fitted with a comprehensive range of modern, white wall, drawer and base units with complimentary work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, tiled splash back, built in four ring gas hob with extractor hood over and electric oven beneath, built in fridge and freezer, void and plumbing for washing machine, space for dishwasher. Double panel radiator, double glazed doors leading to rear garden and double glazed window to the rear elevation.

First Floor Accommodation

Landing

Loft access hatch (the loft area is boarded), built in airing cupboard and doors into:

Bedroom One

12'0 x 9'5 (3.66m x 2.87m)

Fitted with a range of built in wardrobes with mirror sliding doors, built in over stairs storage cupboard with hanging rail, single panelled radiator and double glazed window to the front elevation.

Door leading into:

En- Suite

Fitted with a three piece modern suite comprising: corner entry glazed panel shower cubicle, full wall tiling and wall mounted shower electric shower, pedestal wash hand basin and low level flush w.c. chrome heated towel radiator, vinyl flooring and frosted double glazed window to the front elevation.

Bedroom Two

9+4 x 7'7 (2.74m+1.22m x 2.31m)

With single panel radiator and double glazed window to the rear elevation.

Bedroom Three

7'7 x 5'9 (2.31m x 1.75m)

With radiator and double glazed window to the front elevation.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush w.c. Partial wall tiling and radiator

Outside

The property is approached via a block paved driveway providing off road parking for two cars and leading to the front entrance. To the rear you will find a well maintained, low maintenance enclosed rear garden with a laid to artificial lawn area, paved patio area and decked seating area. The garden is bound by wood panelled fencing and there is gated pedestrian access to the rear.

Directions

Directions - From the Agents office on Church Street continue to the traffic lights turning right at the junction. Follow the road eventually turning right at the t-junction onto Chester Road. Continue past the speed camera eventually reaching a roundabout where you should turn right onto the development. Turn right at the next roundabout and turn onto Ffordd Dewi. Llys Garmon is the second turning on the right hand side.

EPC Rating - B

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

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional

Tel: 01352 762300

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



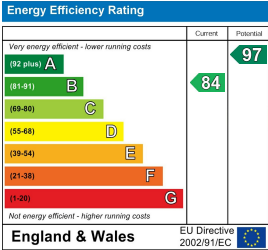
Floor Plan



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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