



Newstead Lon Y Plas

Flint Mountain, Flint, CH6 5UL

£384,775



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ACCOMMODATION COMPRISES

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

A Upvc door with frosted decorative inset opens into:

Entrance Hallway

Two built in cupboards providing storage, radiator and stairs leading to the First Floor accommodation.

Door opening into:

Snug/Study

11'8 x 11'3 (3.56m x 3.43m)

Feature beamed ceiling, wooden shelving, feature brick fire surround with wooden mantle and tiled hearth, original 'Parquet' flooring, radiator and double glazed window to the front elevation.

OPEN PLAN LOUNGE/DINING ROOM

Lounge

12'9 x 11'3 (3.89m x 3.43m)

A light and spacious room having stone fire surround extending into chimney recess and with wooden mantle, electric pebble effect fire, t.v. aerial point, textured ceiling with ceiling rose, double panel radiator and double glazed windows to the front and side elevations.

Opening into:

Dining Room

11'4 x 9'9 (3.45m x 2.97m)

A double panel radiator and double glazed window overlooking the rear garden.

Kitchen/Breakfast Room

12'2 x 11'6 (3.71m x 3.51m)

Fitted with a range of wall, drawer and base units with roll top work surfaces over, one and a half composite sink unit with drainer and mixer tap, splash back tiling, void and plumbing for dishwasher, space for electric cooker with extractor hood over and built in cupboard housing central heating boiler. Recessed ceiling spotlights, vinyl flooring, double panel radiator and double glazed window to the rear elevation with open views over the Golf Course and countryside.

Door opening into:

Utility Room

6'7 x 5'9 (2.01m x 1.75m)

Fitted with wall and base units with work surfaces over space for washing machine and fridge freezer. Vinyl flooring and upvc door leading

to the rear garden.

Sliding door opens into:

W.C.

Fitted with a two piece suite comprising w.c. and wash hand basin. Fitted shelving, vinyl flooring.

STAIRS FROM ENTRANCE HALLWAY LEAD TO:

Landing

'Gallery' style landing with spindled balustrade and giving access to all bedrooms and shower room, loft access point, double glazed window to the front elevation and frosted double glazed window opening out to the balcony.

Balcony

Accessed from the landing with decorative railings and beautiful open views overlooking the Golf Course and countryside beyond.

Bedroom One

12'9 x 11'2 (3.89m x 3.40m)

Fitted with a range of furniture to include wardrobes and matching vanity and drawer units. Textured ceiling, double panel radiator and double glazed windows to the front, side and rear elevations.

Bedroom Two

11'9 x 11'3 (3.58m x 3.43m)

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

Bedroom Three

11'3 x 7'7 (3.43m x 2.31m)

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

Shower Room

7'7 x 5'6 (2.31m x 1.68m)

Fitted with a modern three piece suite comprising shower enclosure with wall mounted mains powered shower, pedestal wash hand basin and low level flush w.c. Panelled ceiling, full wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the side elevation.

Outside

The property is approached via a driveway providing 'Off Road' parking for a number of vehicles and leading to the front entrance. There is a garden area well stocked with a variety of shrubs and plants. There is an additional garden area across the private road at the front of the property that has previously been used as a vegetable garden and does also provide further parking.

Tel: 01352 762300

Garage

Up and over door and side courtesy door.

EPC Rating - TBC

Council Tax - Band F

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



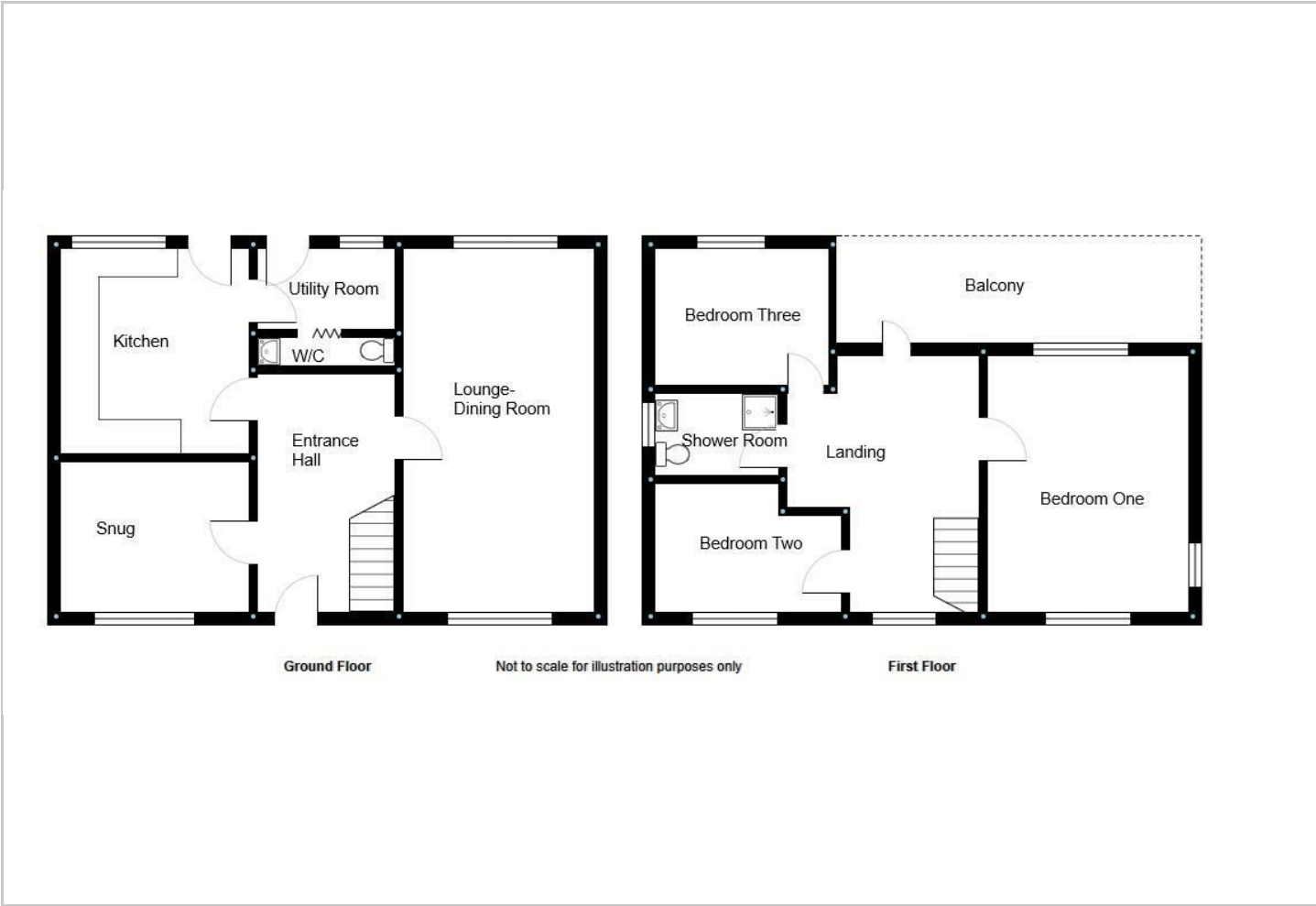
Hybrid Map



Terrain Map



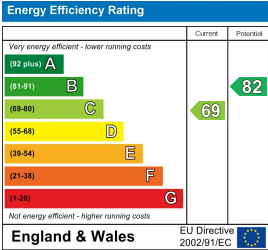
Floor Plan



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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