



## 17 Alwen Drive

Bagillt, Flintshire, CH6 6HB

Offers Over £178,000





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## Accommodation Comprises:

The property is approached by a paved driveway, with steps leading up to the upvc double glazed front door.

A Upvc door with decorative inset and matching side panels opens into:

### Entrance Hall:

Storage cupboard and doors opening into:

### Kitchen/Breakfast Room

15' x 9'2 (4.57m x 2.79m )

Fitted with a comprehensive range of wall, drawer and base units with complementary roll top work surfaces over, a stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiled flooring and splash back tiling, fitted with an electric hob with extractor fan over, and electric oven beneath, breakfast bar, texture and coved ceiling, upvc double glazed window to the front and side elevation, upvc double glazed door to the side elevation, double paneled radiator, void and plumbing for washing machine and space for fridge/freezer.

### Lounge:

15' x 11'5 (4.57m x 3.48m)

Upvc double glazed window to the front elevation, wood effect laminate flooring, double paneled radiator, Aerial socket, Electric fire with fire surround and marble inset and hearth, textured and coved ceiling with ceiling rose, door into:

### Internal Hallway

Textured ceiling, doors into:

Stairs up to the loft room are located off the Hallway.

### Loft Room:

22'2 x 9'11 with restricted head height (6.76m x 3.02m with restricted head height)

Built in storage cupboards, cupboard housing the boiler, upvc double glazed window to the side elevation, carpet flooring, and a banister placed around the staircase.

### Family Bathroom:

9'2 x 4'9 (2.79m x 1.45m)

A three piece suite comprising a paneled bath with mixer

shower over, hand wash basin set in vanity unit, low level flush w.c, upvc double glazed frosted window to the side elevation, textured ceiling, partially tiled walls and tiled flooring and heated towel rail,

### Bedroom One:

11'1 x 9'6 (3.38m x 2.90m)

Upvc double glazed window to the rear, texture and coved ceiling, double paneled radiator, storage cupboard and carpet flooring.

### Bedroom Two:

12'3 x 8'7 (3.73m x 2.62m )

Double paneled radiator, textured ceiling, aerial socket, carpet flooring and upvc double glazed sliding door into:

### Conservatory:

10'7 x 8'5 (3.23m x 2.57m)

Dwarf brick wall construction with Upvc double glazed units all around, poly carbonate roof and French doors opening to outside, wood effect laminate flooring and electrical sockets.

### Outside:

To the front of the property there is a paved driveway leading to the detached garage which is situated behind wooden gates and an additional graveled parking space is located at the front of the property, there is a variety of bushes and shrubs along the side with a flowerbed across the front of the bungalow.

The garden to the side and rear has recently been landscaped with decorative golden gravel, steps lead up to the split level garden where more flower beds have been conveniently located as a boarder, there is a small brick boarder outlining laid to lawn, and step lead up to the decked area with striking views across land and over to the Dee Estuary.

### 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

Tel: 01352 762300

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.

### 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.

### 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.

### 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



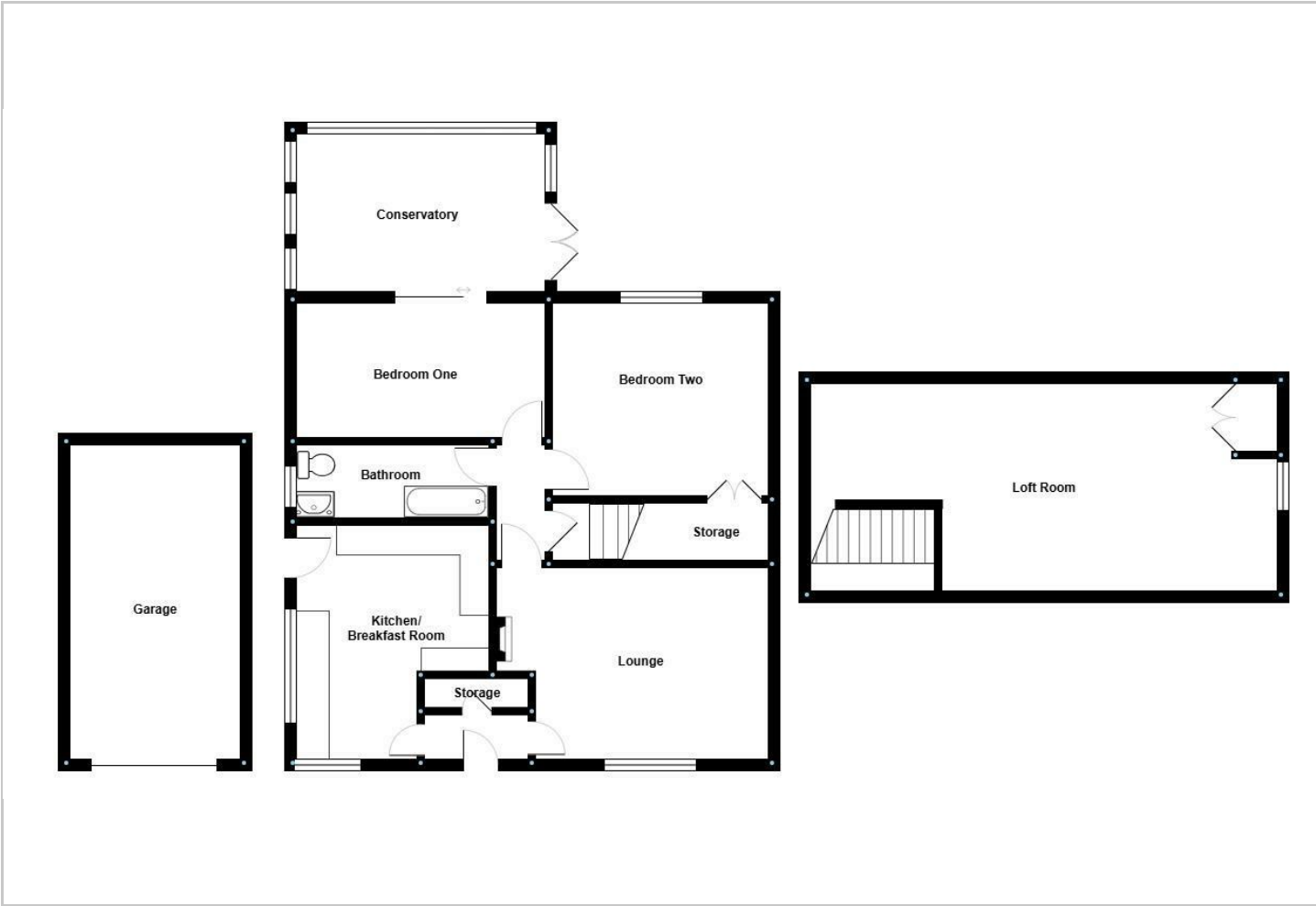
Hybrid Map



Terrain Map



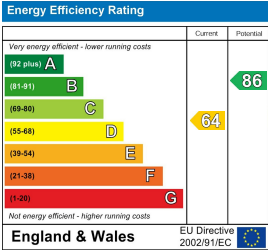
Floor Plan



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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