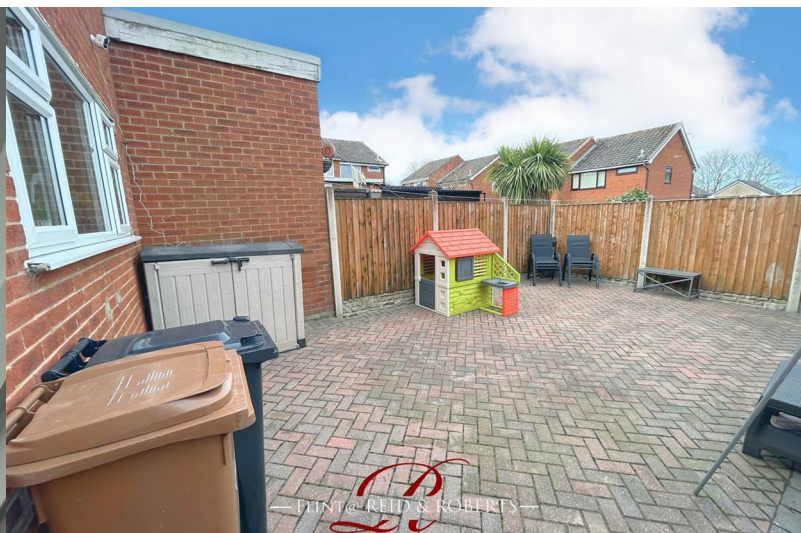




18 Aber Las

, Flint, CH6 5PZ

O.I.R.O £180,000



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Accommodation Comprises:

Block paved driveway, step into uPVC double glazed door.

Enclosed Porch:

Wood effect Laminate flooring, uPVC double glazed windows to the front and sides, door into:

Lounge:

17'1 x 14'4 (5.21m x 4.37m)

Wood effect laminate flooring, upvc double glazed window to the front elevation, stairs to first floor accommodation, door into:

Kitchen:

14'5 x 8'7 (4.39m x 2.62m)

Housing a comprehensive range of wall, drawer and base units, with hard wood work surfaces, stainless steel sink and draining unit with mixer tap over, 4 ring gas hob with extractor and stainless steel splash back, built in double oven, partially tiled walls, tiled flooring upvc double glazed window to the rear elevation, upvc frosted double glazed door to the side elevation, understairs storage cupboard housing the 'Worcester' combi boiler.

First Floor Accommodation:

Upvc double glazed window to the side elevation, loft access with pull down ladders, doors into:

Bedroom One:

12'9 x 8'2 (3.89m x 2.49m)

Upvc double glazed window to the front elevation, double paneled radiator, built in wardrobes, textured ceiling and carpet flooring.

Bedroom Two:

11'3 x 8'2 (3.43m x 2.49m)

Upvc double glazed window to the rear elevation, double paneled radiator, built in wardrobes, carpet flooring.

Bedroom Three:

10'3 x 6'6 (3.12m x 1.98m)

Upvc double glazed window to the front elevation, double

paneled radiator, textured ceiling, built in storage cupboard, carpet flooring.

Family Bathroom:

Housing a well presented white three piece suite comprising: Low level flush W.C, wash hand basin set on unit, and a 'P' shaped bath with thermostatic mixer shower over and glass shower screen, upvc frosted double glazed window to the rear elevation, tiled flooring, fully tiled walls with decorative features, wall mounted towel radiator,

Garage Room:

Fully boarded, wood effect laminate flooring, door into w.c

Outside:

The low maintenance garden to the rear is block paved, bound by wood fencing, and access into the garage room. To the front of the property there is a block paved drive way which continues down the side of the property where a wooden gate is situated, providing plenty of 'Off Road' parking.

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.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this

Tel: 01352 762300

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.

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

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 be emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.



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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