



## Crosswinds Bryn Tirion Road

, Bagillt, CH6 6BZ

Offers Around £210,000





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## ACCOMMODATION COMPRISES

The property is approached via a driveway providing ample 'Off Road' parking for a number of vehicles and leading to the front and side entrances.

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

### Entrance Hall

Built in cupboard housing central heating boiler and providing useful storage space and single panel radiator.

Door opening into:

### Lounge

16'8 x 12'10 (5.08m x 3.91m)

With textured ceiling, t.v. aerial point, wall light points, single panel radiator and double glazed bow window to the front elevation.

Door to inner hallway and door opening into:

### Kitchen/Diner

13'0 x 9'3 (3.96m x 2.82m)

Housing a range of wall, base and drawer units with work surfaces over, single sink unit with drainer, splash back wall tiling, space for freestanding electric cooker, extractor fan, void and plumbing for washing machine and space for under counter fridge. Textured ceiling, single panel radiator and double glazed windows to the side elevation offering beautiful far reaching views over the Dee Estuary.

### Inner Hallway

Accessed from the Lounge, giving access to Bedrooms and Shower Room.

### Bedroom One

13'9 x 12'6 (plus wardrobes) (4.19m x 3.81m (plus wardrobes))

A great size light and spacious room fitted with a range of wardrobes with mirror sliding doors, wall light points, double panel radiator and double glazed windows to the side and rear elevations benefitting from the far reaching Estuary views.

### Bedroom Two

10'10 x 8'10 (plus wardrobes) (3.30m x 2.69m (plus wardrobes))

Fitted with a range of wardrobes with mirror sliding doors, built in airing cupboard with shelving, double panel radiator and double glazed window to the rear elevation.

### Shower Room

8'9 x 4'9 (2.67m x 1.45m)

Fitted with a modern three piece suite comprising shower cubicle with wall mounted electric shower, wash hand basin set in vanity unit and low level flush w.c. Loft access point, ceiling spotlights, partial wall tiling, tiled flooring and frosted double glazed window to the side elevation.

### Outside

The front of the property is approached via a driveway providing 'off Road' parking for a number of vehicles and leading to the front entrance. There is also a good size lawned garden area with dwarf wall and hedgerow boundaries.

To the side of the property the driveway extends providing further parking and leading up to a large detached garage.

Gated access opens into the enclosed rear private garden that is mainly laid to lawn and having a paved patio/seating area which catches the sun. There is also a decorative graveled area and a central pathway leads to a timber storage shed. The garden is bound by wood panelled fencing

### Garage

16'0 x 8'3 (4.88m x 2.51m)

Larger than average with up and over door to the front, power and light

### 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)

Tel: 01352 762300

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**

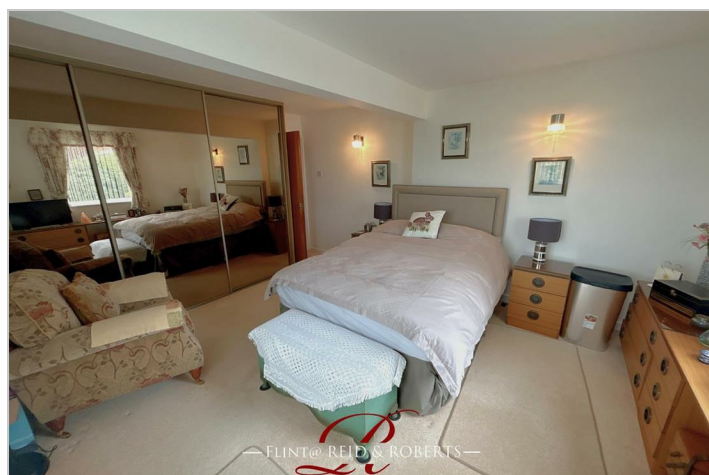
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

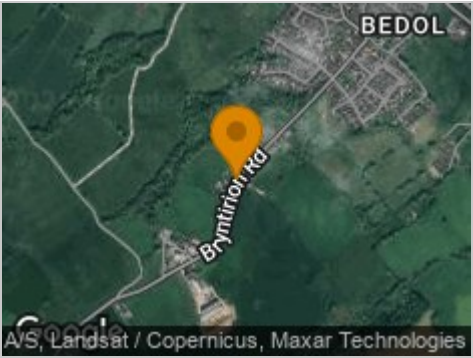
Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



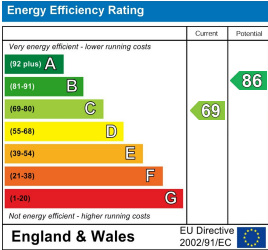
Floor Plan



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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