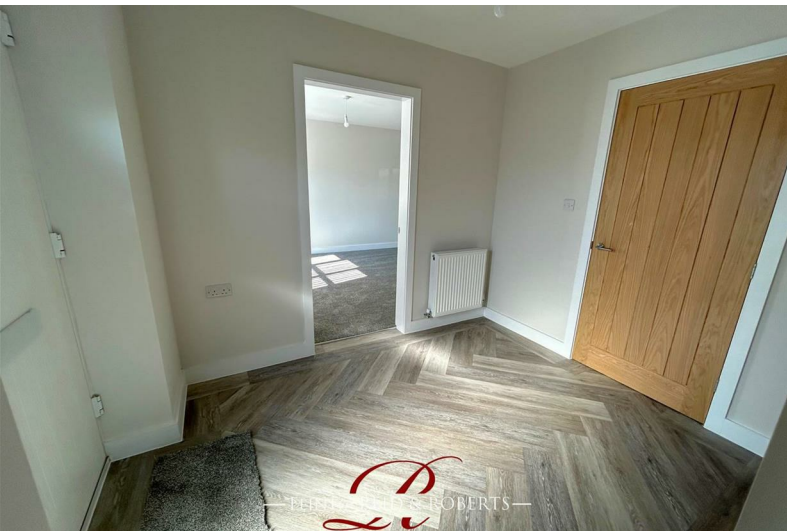




Ty Uchaf Top Hill

Bagillt, Flintshire, CH6 6HU

£330,000



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Accommodation Comprising:

Overhead canopy porch, Upvc double glazed composite door with decorative glazed panel and complimentary Upvc double glazed side panel opening to:

Entrance Hallway:

Stairs leading to the first floor accommodation, understairs storage cupboard housing the electric consumer unit, double panelled radiator and feature herringbone luxury vinyl flooring.

Doors leading into:

Lounge:

22'3 x 11'3 (6.78m x 3.43m)

Upvc double glazed window to the front elevation, Two double panelled radiators and French doors to the rear opening into the garden.

Inner Hallway:

Doors into Utility cupboard with void and plumbing for a washing machine and feature herringbone style vinyl flooring.

Further door accessing:

Ground floor W.C

Low level, dual flush w.c, vanity wash hand basin with cupboard beneath, wood effect, featured herringbone effect vinyl flooring and recessed lights.

Kitchen:

15'5 x 8'9 (4.70m x 2.67m)

Open plan designed Kitchen/ Dining and Family Room with comprehensive fitted range of neutral wall, drawer and base units with white sparkle quartz worksurfaces over, a stainless steel one and a half bowl sink unit with mixer tap over, integrated dishwasher, two built in eye level electric ovens, along with integrated fridge freezer, and a built in electric hob with extractor over, a cupboard houses the 'Valliant' Boiler, and featured herringbone effect vinyl flooring through to:

Dining Room/Sitting Room

20'3 x 12'5 (6.17m x 3.78m)

Upvc double glazed window to the front elevation with fitted vertical blinds, built in 'media wall', double panelled radiator, French doors opening to the rear garden with fitted verticle blinds and herringbone effect vinyl flooring.

First floor accommodation:

Landing:

Carpet flooring, loft access, doors into:

Master Bedroom:

20'4 x 13'2 (6.20m x 4.01m)

Double glazed window to the front and rear elevation, carpet flooring, two double panelled radiators, usb electric sockets, door into:

En-Suite

Frosted double glazed window to the rear elevation, chrome heated towel radiator, back to the wall low level flush w.c and sink vanity unit, walk in shower cubicle with a fully tiled enclosure, wall mounted electric shower and sliding glazed door, with wood laminate flooring and recessed spotlights.

Bedroom Two:

11'9 x 10'6 (max) (3.58m x 3.20m (max))

Double glazed upvc window to the rear elevation, double panelled radiator, usb sockets, carpet flooring.

Bedroom Three:

11'3 x 10'6 (max) (3.43m x 3.20m (max))

Double glazed window to the front elevation, double panelled radiator, usb sockets and carpet flooring.

Bedroom Four:

9'2 x 8'5 (max) (2.79m x 2.57m (max))

Double glazed upvc window to the front elevation, double panelled radiator and carpet flooring.

Family Bathroom:

Comprising a four piece suite to include a luxury back to the wall free standing bath with a black finish mixer tap over, back to the wall low level flush w.c and semi recessed sink in a vanity unit with a black finish mixer tap over, and a walk in fully tiled shower cubicle with a thermostatic mixer round drench shower and handheld shower head in a black finish with a tinted black glazed panel, a black towel radiator, frosted upvc double glazed window to the rear elevation and recessed spotlights.

Outside:

The property is approached via a tarmac driveway with a decorative paved boarder providing ample off road parking, a wooden gate to the side of the property provides access into the gardens to the side and rear elevation. The property has a modern finish to include black Upvc windows with natural stone window sill's and black guttering, an apex over head canopy porch with a featured dragon, a storm light and two wall mounted external lights.

To the side of the property there is a paved pathway with a decorative border and laid with artificial turf, the garden to the rear is decoratively paved with a border and bound by wood fencing. There are wall mounted external lights either side of the French doors and wall mounted external electrical sockets.

Tel: 01352 762300

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

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.

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.

Opening Hours

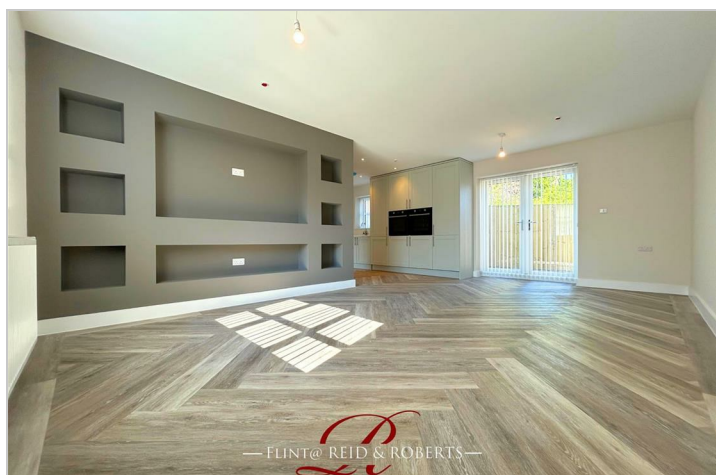
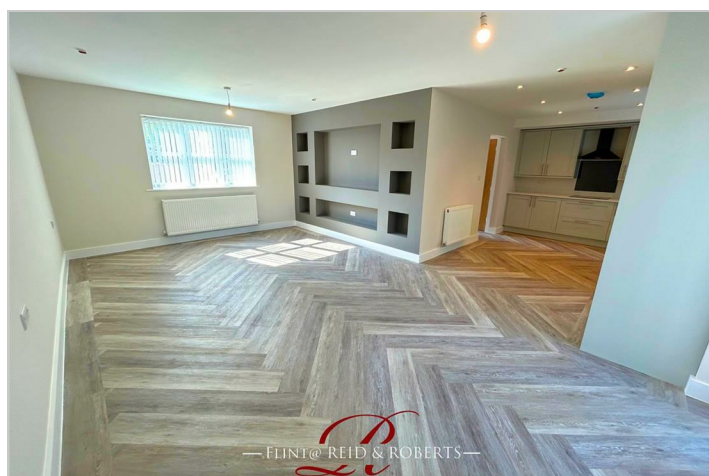
Monday - Friday 9:00am - 5:30pm

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



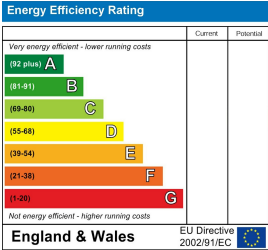
Floor Plan



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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