



6 Min Awel

, Flint, CH6 5TG

£169,995



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing ample 'Off Road' parking. A step up leads to a Upvc door with frosted inset and matching side panels opening into:

Entrance Hallway

Single panelled radiator, textured ceiling, stairs leading to first floor accommodation and door into:

Lounge

15'7 x 10'9 (4.75m x 3.28m)

Upvc double glazed window to the front elevation, single panelled radiator, t.v aerial point coved ceiling and gas fire set on a decorative surround with wooden mantel.

Archway opening into:

Dining Room

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

Upvc double glazed window to the rear elevation, single panelled radiator and coved ceiling.

Kitchen

10'9 x 7'9 (3.28m x 2.36m)

Fitted with a comprehensive range of wall, drawer, and base units with complimentary work surfaces over, one and a half stainless steel sink bowl unit with drainer and mixer tap over, splash back tiling, vinyl flooring and wall mounted central heating boiler. Space for fridge/freezer, an angled bayonet socket with space for free standing gas cooker, space/void and plumbing for washing machine, understairs storage cupboard with shelving and a upvc double glazed window to the rear elevation. A frosted Upvc door to the side elevation provides access to the side of the property.

FIRST FLOOR ACCOMMODATION

Landing

Frosted Upvc double glazed window to the side elevation, loft access hatch and doors into:

Bedroom One:

11'9 x 9'9 (3.58m x 2.97m)

Upvc double glazed window to the front elevation, single panelled radiator and carpet flooring.

Bedroom Two:

11'6 x 10'1 (3.51m x 3.07m)

Upvc double glazed window to the rear elevation, built in airing cupboard, single panelled radiator and carpet flooring.

Bedroom Three:

10'1 x 7'0 (max) (3.07m x 2.13m (max))

Upvc double glazed window to the front elevation, single panelled radiator and carpet flooring.

Shower Room:

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a modern white three piece suite comprising a double shower cubicle with wall mounted electric shower, wash hand basin and low level flush W.C. Vinyl flooring and a upvc double glazed frosted window to the rear elevation.

OUTSIDE

The property is approached via a driveway which provides 'Off Road' parking for a number of vehicles and leads to a Detached Garage with an up and over door. The garden to the front is bound by a dwarf brick wall and has wrought iron gates with a black finish at the front of the driveway. There are a mixture of well established bushes and shrubs bordering the lawned garden and a pathway provides access to the front door.

The garden to the rear is private and overlooks playing fields. Designed with low maintenance in mind the garden is paved and bound by hedgerow and fencing.

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

Tel: 01352 762300

PLEASE NOTE:

The agents 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



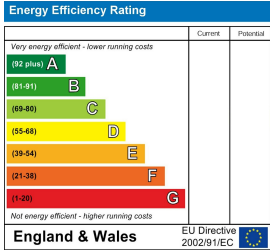
Floor Plan



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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