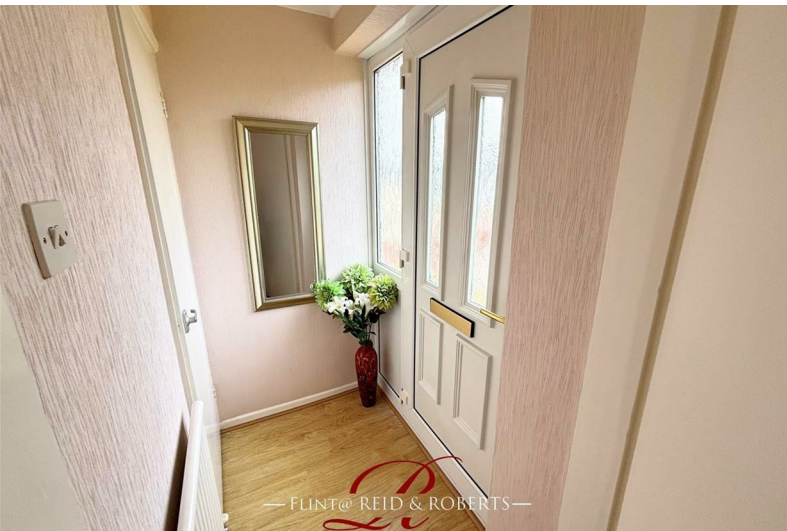




## 16 Cadnant Drive

, Bagillt, CH6 6HA

£170,000





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, Bagillt, CH6 6HA

**£170,000**



## ACCOMMODATION COMPRISES:

The property is approached via a driveway providing 'Off Road' parking with a pathway leading to the front entrance.

Upvc door with frosted inset and matching side panel opens into:

### Entrance Hall

With built in storage cupboard, single panel radiator, wood effect laminate flooring and double glazed window to the front elevation.

### Lounge

15'9 x 12'8 (4.80m x 3.86m)

Having decorative wooden fire surround with gas fire (back boiler), textured and coved ceiling, double panel radiator and double glazed window to the front elevation.

Door to Inner Hallway and door opening into:

### Kitchen

14'9 x 9'2 (max) (4.50m x 2.79m (max))

Housing a range of wall, drawer and base units with work surfaces over, one and a half sink bowl unit with drainer and mixer tap, splash back tiling, integral four ring electric hob, extractor over, built in eye level electric oven, void and plumbing for washing machine and space for free standing fridge freezer. Built in cupboard with shelving, tongue and groove ceiling, double panel radiator and double glazed window to the side elevation.

## INNER HALLWAY

Giving access to Bedrooms and Shower Room.

### Bedroom One

13'3 x 9'8 (4.04m x 2.95m)

With radiator and double glazed window to the rear elevation.

### Dining Room (Formerly Bedroom Two)

12'4 x 7'8 (3.76m x 2.34m)

Having single panel radiator and wood effect laminate flooring.

Opening into:

### Conservatory

11'2 x 9'5 (3.40m x 2.87m)

With wood effect laminate flooring and benefiting from far reaching views toward the Estuary and beyond.

### Bathroom

9'3 x 5'0 (2.82m x 1.52m)

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Tiled flooring, tiled walls, double panel radiator and frosted double glazed window to the side elevation.

## OUTSIDE

The front of the property is approached via a driveway providing ample 'Off Road' parking for a number of vehicles. Step up to the front entrance and steps leading up to the side entrance. There is also a lawned garden area with shrub and hedge borders. The rear garden is designed with low maintenance in mind and bound by brick walling.

### 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](mailto:flint@reidandroberts.com)

### PLEASE NOTE:

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

Tel: 01352 762300

## 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

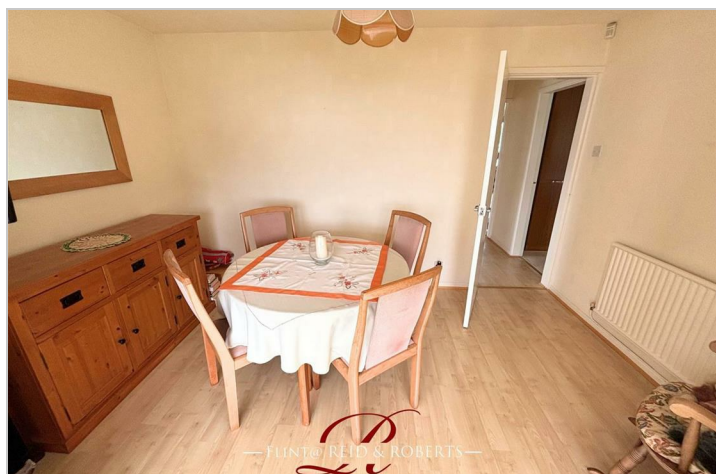
Monday - Friday 9:00am - 5:30pm

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



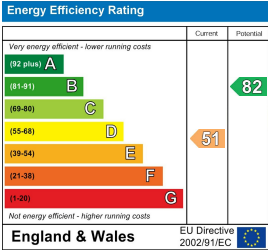
Floor Plan



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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