



—FLINT@ REID & ROBERTS—

## Ty Isaf High Street , Bagillt, CH6 6HE

£300,000



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## Accommodation Comprises:

Overhead canopy porch, side courtesy lights, steps up to Upvc double glazed composite door with glazed diamond panel and frosted side panel which opens to:

### Entrance Hall:

Stairs leading to first floor accommodation, double panelled radiator and feature herringbone luxury vinyl flooring.

Doors into:

### Lounge:

15'2 x 14'7 (4.62m x 4.45m)

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

### Kitchen/Diner:

16'3 x 14'6 (4.95m x 4.42m)

Open plan designed Kitchen/Dining Room with a comprehensive range of fitted 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, integrated fridge freezer, built in electric hob with extractor over, featured herringbone effect vinyl flooring, Upvc double glazed window to the side elevation and French Doors to outside:

### Downstairs W.C

7'1 x 3'2 (2.16m x 0.97m)

Two piece cloakroom suite comprising: Low level, dual flush w.c, vanity wash hand basin with cupboard beneath, double panelled radiator, wood effect, featured herringbone effect vinyl flooring and recessed spot lights.

### Utility:

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

Upvc double glazed frosted door to outside, double panelled radiator, void and plumbing for a washing machine and feature herringbone style vinyl flooring, wall mounted Valliant boiler and marble effect roll top work surface.

### First floor accommodation:

### Landing:

Storage cupboard with double panel radiator, loft access and doors into:

### Bedroom One:

15'0 x 13'6 (4.57m x 4.11m)

Double glazed Upvc window to the front elevation, double panelled radiator, carpeted flooring and door into:

### En-suite Shower Room:

Three piece suite comprising: back to the wall low level dual flush w.c, vanity wash hand basin with splash back tiling, walk in shower cubicle with fully tiled enclosure, wall mounted electric shower and sliding glazed door, Upvc double glazed frosted window to the side elevation, heated towel rail, with vinyl flooring and recessed spotlights.

### Bedroom Two:

15'7 x 12'3 (4.75m x 3.73m)

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

### Bedroom Three:

16'9 x 7'4 (5.11m x 2.24m)

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

### Bedroom Four:

10'8 x 8'3 (3.25m x 2.51m)

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

### Family Bathroom:

Three piece suite comprising: 'P' shaped panelled bath with wall mounted thermostatic mixer, drench shower over head shower and handheld shower head, partially tiled walls, glazed shower screen, Upvc double glazed frosted window to the rear elevation, heated towel rail, and traditional patterned tile effect vinyl flooring.

### Garage:

Up and over garage door, Upvc double glazed door to the rear.

### Outside:

Approaching the property there is a tarmac driveway providing ample off road parking which leads to the single bay garage with decorative border. There are steps up to a paved pathway leading to the front entrance. The garden to the rear is low maintenance with artificial turf, and a generous paved patio area. Raised planters constructed from red brick stock Laurel shrubs. The property has a modern finish to include black

Tel: 01352 762300

Upvc windows with natural stone window sill's and black guttering.

#### 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.

#### 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.

#### 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

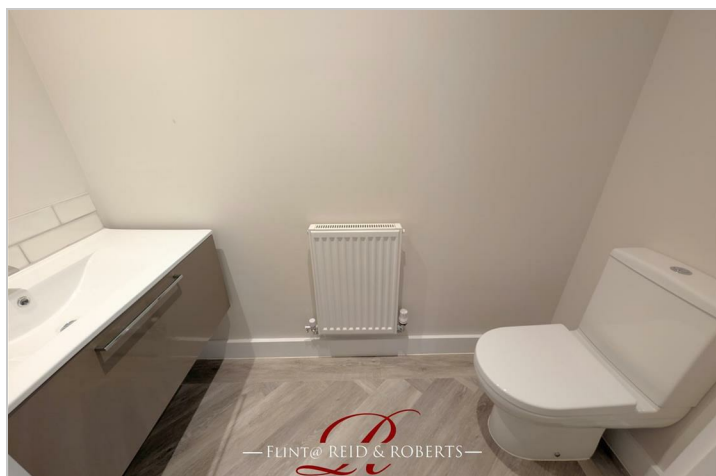
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

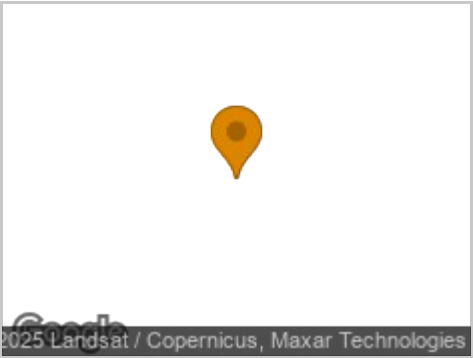
Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



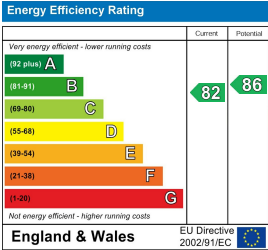
Floor Plan



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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