



26 Pen Y Glynn , Bagillt, CH6 6EP

£129,500



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Accommodation Comprising:

Wooden door with glazed panel opens to:

Enclosed Porch

Glazed units to the front and side, tiled floor and wooden door opening to:

Lounge

Upvc double glazed window to front, double panelled radiator, under stairs storage, stairs leading to the first floor accommodation and door into:

Kitchen

Fitted with a range of wall, drawer and base units with work surfaces over, stainless steel sink unit and drainer, space for cooker, space for washer, space for fridge, glazed window to the rear elevation, panelled radiator, tiled splash back, tiled flooring and wooden door opening to:

Rear Porch/Utility

Upvc double glazed units to the rear and side elevation, timber flooring, polycarbonate roof and Upvc double glazed door leading to the rear patio.

FIRST FLOOR ACCOMMODATION

Landing

Doors into:

Bedroom One

Glazed window to the front elevation and double panelled radiator.

Bedroom Two

Glazed window to the rear elevation and double panelled radiator.

Bathroom

Fitted with a three piece suite comprising: panelled bath, pedestal wash hand basin and low level flush w/c, splash back tiling, single panelled radiator and frosted window to the front elevation.

OUTSIDE

The property is approached via a concrete driveway which provides 'off road' parking and a lawned area to the front. A wooden gate to the side gives access to the larger than average elevated, tiered garden to the rear with paved patio area and lawn with a selection of shrubs and bushes.

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.

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

Tel: 01352 762300

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



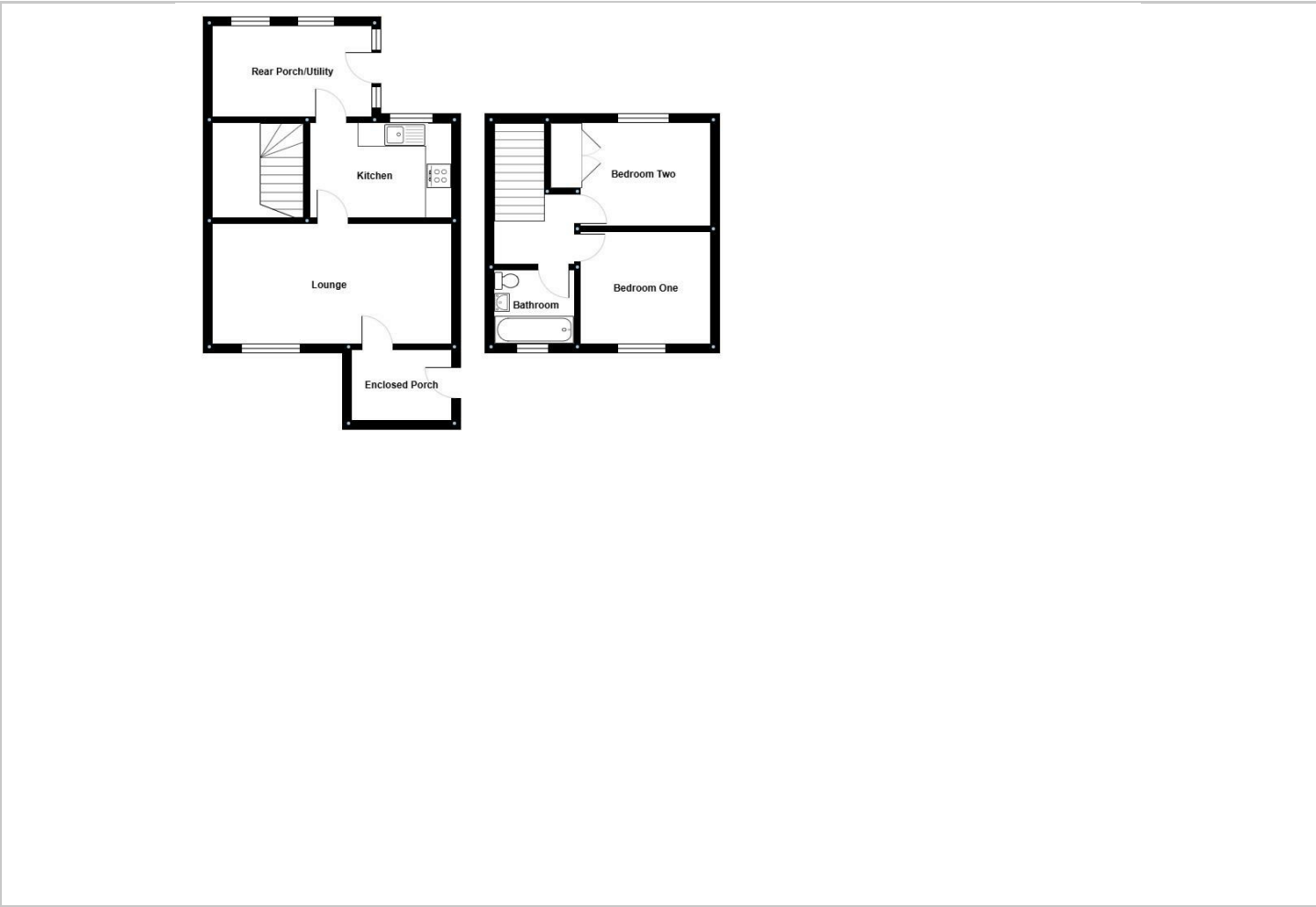
Hybrid Map



Terrain Map



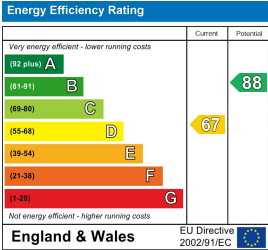
Floor Plan



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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