



JONES PECKOVER

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1 Pentre Terrace, Flint, CH6 5QW

Welcome to Pentre Terrace, Flint Mountain, Flint - a charming end terrace house that is sure to capture your heart! This delightful property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 2 cosy bedrooms, you'll have plenty of space to unwind and recharge after a long day. The property also features a well-appointed bathroom, ensuring your comfort and convenience.

Nestled in the picturesque Flint Mountain area, this house offers a peaceful location away from the hustle and bustle of everyday life. Imagine enjoying your morning coffee in the lovely reception rooms or unwinding in the tranquil bedrooms at the end of the day. Whether you're looking for a cozy home to start a new chapter of your life or a charming retreat to escape to on weekends, this terraced house has it all.

Lawned area to the west and a small paved area along with a garden shed and mature fruit trees. Shared parking available.

MAIN FEATURES

- Two bedrooms
- Property with character
- Convenient location
- End terrace
- Ideal for first time buyer
- No onward Chain

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Don't miss this opportunity to make Pentre Terrace your new home. With its inviting atmosphere and convenient layout, this property is just waiting for you to add your personal touch and make it your own.

Viewing Highly Recommended

DIRECTIONS

- From the A555 head towards Flint Mountain on the A5119. Take the second right to Pentre Hill, Pentre Terrace is located on the right hand side after approximately 700 meters.

ENTRANCE/KITCHEN

9'9" x 8'3" (2.98 x 2.54)

New fitted kitchen with range of wall and base units, inset single drainer sink and quarry tile floor. Stairs to first floor

DINING ROOM

3.71 x 3.68

Laminate floor with fireplace and radiator

LIVING ROOM

3.81 x 3.68

Laminate floor with fireplace and radiator

BEDROOM ONE

3.89 x 3.62

Built in storage housing gas fired combi boiler, radiator

BEDROOM TWO

3.70 x 2.32

Radiator, loft access hatch

BATHROOM

White suite with pedestal sink, low flush wc and bath. Separate recessed shower unit.

GARDEN AND PARKING

Lawn area to the west and a small paved area along with a garden shed and mature fruit trees. There is no designated parking available with the property but you will find plenty of parking places close by.

SOLICITORS

Mr Salim Patel
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IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING (D)

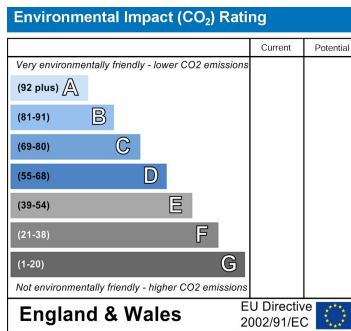
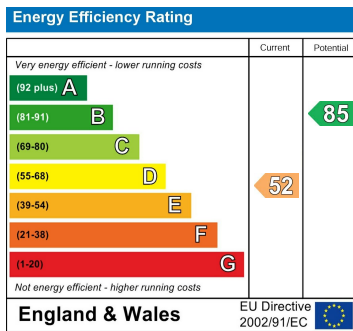
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

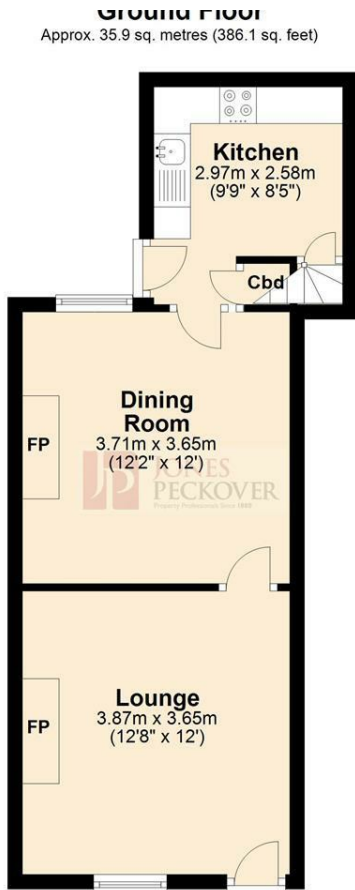
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or



lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.





Total area: approx. 75.8 sq. metres (816.1 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

