

Min Awel, Flint, CH6 5TG

Grow
SALES + LETTINGS

Offers in the Region of £170,000

- 3 Bedroom Semi Detached
- Attic Bedroom
- Lounge / Family Room
- South Facing Garden
- Conservatory
- Ample Off Road Parking
- Perfect Family Home
- Close to Local Schools and Shops



A spacious family home set on a popular residential estate with excellent access to local schools and shops.

The property is in need of some cosmetic modernisation but boasts a 15ft Lounge, 17ft Kitchen/Diner, 11ft Conservatory plus 3 double Bedrooms, Home Office and larger than average Gardens to the front and Rear.

There is a sizable driveway to the front and the property is offered for sale CHAIN FREE



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Front

Set back from the road with off road parking for 2 vehicle's and access to further parking to the rear via double gates. A large front garden laid to lawn with a wealth of mature shrubs and trees. Patio area leading to a composite obscure double glazed door opening to the entrance hallway

Entrance Hallway

Wooden multi paned doors to lounge and kitchen, wall mounted radiator, stairs to the first floor with under stairs storage cupboard

Lounge 15' 7" x 10' 9" (4.75m x 3.27m)

PVC double glazed window to front aspect, wall mounted radiator, wood laminate floor



Kitchen/Family Room 17' 2" x 11' 4" (5.23m x 3.45m)

A modern range of fitted wall, drawer and base units, worktop with sink unit and mixer tap. Build in eye level double oven, inset 5 ring gas hob with canopy extractor hood over, space for a fridge freezer, plumbing for a washing machine. Wall mounted combination boiler, tiled splashbacks, PVC double glazed window overlooking to rear garden. Wood laminate floor, wall mounted radiator, multi paned obscure double doors opening to the conservatory



Conservatory 11' 6" x 8' 8" (3.50m x 2.64m)

PVC double glazed windows to side and rear, wall mounted radiator, wood laminate floor, PVC double glazed french doors opening to the rear garden



First Floor Landing

Wood panelled doors to bedrooms and bathroom, PVC double glazed window to the side aspect

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

A modern white suite comprising a panelled bath with power shower plumbed in over, pedestal wash hand basin and low level WC. Tiled walls, wall mounted radiator, obscure PVC double glazed window to the rear

Bedroom One 12' 9" x 10' 0" (3.88m x 3.05m)

PVC double glazed window to the front aspect, wall mounted radiator



Bedroom Two 10' 8" x 11' 6" (3.25m x 3.50m)

PVC double glazed window to the rear aspect, wall mounted radiator, built in storage cupboard



Home Office 10' 0" x 7' 8" (3.05m x 2.34m)

PVC double glazed window to front aspect, stairs to bedroom three / attic room An ideal room that would make an ideal home office / walk in wardrobe / additional sitting room

Bedroom Three (Attic Room) 17' 0" x 8' 8" (5.18m x 2.64m)

Velux roof window to the rear, wall mounted radiator, ample alcove storage space



Rear Garden

A spacious South facing family garden laid to lawn with timber fencing surround, access to the front via double gates, timber storage shed and a wealth of mature trees and shrubs



FLOORPLAN

