

Min Awel, Flint, CH6 5TG

Grow
SALES + LETTINGS

Offers in Excess of £150,000

- 3 Bed Semi Detached House
- Off Road Parking
- Perfect Family Home
- In Need of Some Modernisation
- Close to Local Schools
- Easy Access to Flint High School
- Chain Free
- South Facing Garden

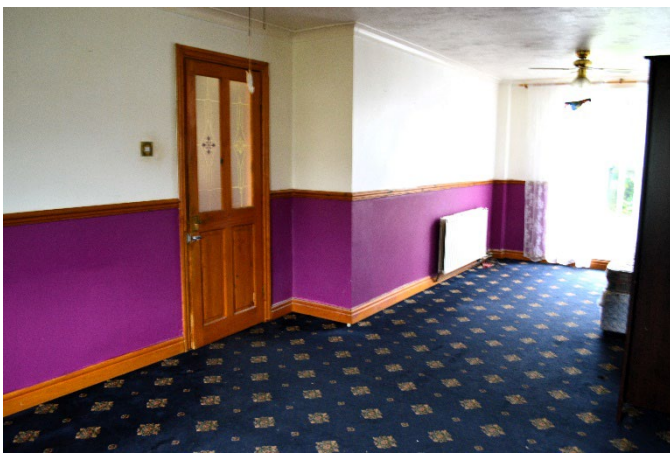


An extended 3 bedroom semi detached house in need of some cosmetic modernisation and set in a popular family estate with excellent access to local schools and shops.

There is scope for further extension and development and would make an ideal first home, family home or buy to let investment.

Boasting a 25 ft Lounge / Dining Room and a 23ft Kitchen with a 21ft Garage to the side, spacious gardens to front and rear plus off road parking, this property is offered for sale

CHAIN FREE



Grow Property North Wales

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Front

Set back from the road with off road parking for circa 2 vehicles, a front garden laid to lawn with mature shrubs and trees, brick surround with iron features, timber fence to side. Obscure double glazed wooden door opening to the entrance hallway

Entrance Hallway

Multi paned glazed doors to Lounge and Kitchen, wall mounted radiator, stairs to the first floor, coved ceiling, dado rail

Lounge 12' 9" x 10' 7" (3.88m x 3.22m)

PVC double glazed window to front aspect, coved ceiling, dado rail, wall mounted fire with wooden mantle and marble back piece and hearth, archway opening to the dining room



Dining Room 12' 7" x 8' 8" (3.83m x 2.64m)

PVC double glazed patio doors to the rear garden, wall mounted radiator



Kitchen / Family Room 23' 6" x 7' 9" (7.16m x 2.36m)

A range of fitted wall, drawer and base units, space for fridge freezer, built in gas hob with electric oven under and extractor fan over, inset sink unit with mixer tap, tiled splashbacks, wall mounted boiler, plumbing for washing machine, PVC double glazed windows to side and rear garden. Under stairs storage cupboard, door to lean to garage

Garage (Lean to) 21' 7" x 7' 6" (6.57m x 2.28m)

With breeze block construction there is high level windows to the side, power points and lights and a door opening to the rear garden, plus double timber doors opening to the front allowing vehicular access

First Floor Landing

Wooden doors to bedrooms and bathroom, access to the roof space, wall mounted radiator, coved ceiling, dado rail

Bedroom One 13' 2" x 10' 4" (4.01m x 3.15m)

PVC double glazed window to the front aspect, wall mounted radiator, coved ceiling, dado rail



Bedroom Two 11' 6" x 10' 4" (3.50m x 3.15m)

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



Bedroom Three 10' 0" x 6' 9" (3.05m x 2.06m)

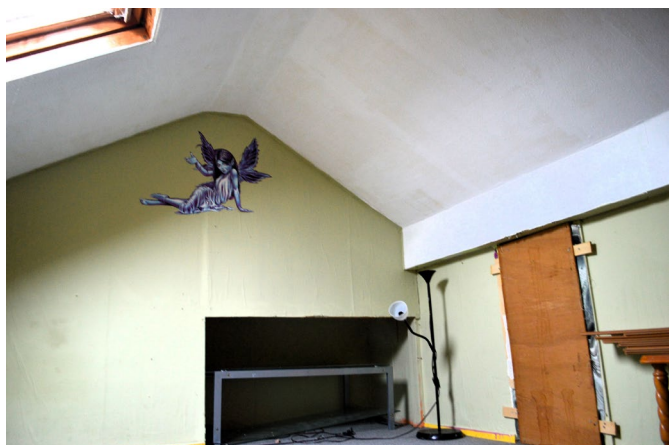
PVC double glazed window to front aspect, wall mounted radiator, coved ceiling, dado rail

Bathroom 6' 9" x 5' 8" (2.06m x 1.73m)

A white suite comprising panelled bath with power plumbed in over, pedestal wash hand basin and close coupled WC, obscure PVC double glazed window to rear, wall mounted radiator, part tiled walls

Attic

Fully boarded with potential to convert into a room subject to the relevant consents



Rear Garden

A South facing garden laid to lawn with timber fencing surround, patio area, timber storage shed and a wealth of mature trees and shrubs



FLOORPLAN

