



28 Ffordd Glyndwr, Flint

£130,000

- SEMI DETACHED BUNGALOW
- EXTENDED & IMPROVED
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL
- SINGLE BAY GARAGE AND PARKING
- FRONT & REAR GARDEN
- EPC RATING D - 63/80

Town & Country Estate Agents are pleased to offer for sale this Extended Three Bedroom Semi Detached Bungalow with a Single Bay Garage situated within the historic town of Flint. In brief the well maintained accommodation comprises:- Reception Hall, Lounge, Dining Room, Kitchen, Inner Hall, Three Bedrooms and Family Bathroom. Outside there is off road parking for several vehicles with gardens front and rear. The property benefits from Gas Central Heating and Double Glazing. Flint is a popular residential town which offers shops, public houses, junior schools, senior schools, sports facilities and is close to the City of Chester and the historic market town of Mold. The A.55 is also within easy reach making the main towns and centres of employment throughout North Wales and the North West Regions easily accessible.

ACCOMMOATION COMPRISING

White uPVC double glazed half patterned panelled front entrance door opening to

RECEPTION HALL

8'4 x 3'1 (2.54m x 0.94m)

Oak flooring, door opening to

LOUNGE

17'8 x 10'7 (5.38m x 3.23m)

White leaded uPVC double glazed window to front elevation, marble effect feature fireplace having extended hearth and being fitted with inset Living Flame Gas Fire, coved ceiling, radiator, t.v point, down lights and wall lights, oak wood flooring, door opening to



INNER HALL

17'4 x 3' (5.28m x 0.91m)

Radiator, loft access, coved ceiling, oak flooring, doors opening to Lounge, Kitchen, Bathroom and the Three Bedrooms.

KITCHEN

11'10 x 9' (3.61m x 2.74m)

White uPVC double glazed window to side, white double glazed half panelled rear entrance door, the kitchen having a range of wall and base units to include glazed displays and shelving, rolled work top surfaces being inset with 1.5 bowl cream single drainer sink unit having mixer tap over, fully tiled walls, space for slot in cooker with extractor hood over, void for fridge, void and plumbing for washing machine, inset down lights, tile effect laminated flooring, built in cupboard, archway through into

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Flintshire, CH6 5JX



DINING ROOM

8'2 x 8' (2.49m x 2.44m)

White leaded uPVC double glazed window to front elevation, radiator, telephone point, coved ceiling, down lights, tile effect laminated flooring.



BEDROOM ONE

13'2 X 10'7 (4.01m X 3.23m)

White uPVC double glazed window to rear elevation, radiator, coved ceiling.



BEDROOM TWO

12' X 9' (3.66m X 2.74m)

White uPVC double glazed window to rear elevation, radiator, coved ceiling.

BEDROOM THREE

9' x 8'10 (2.74m x 2.69m)

White uPVC double glazed window to side elevation, coved ceiling, radiator.

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FAMILY BATHROOM

9 x 4'10 (0.23m x 1.47m)

White uPVC double glazed frosted window to side elevation. Refitted with a three piece white bathroom suite comprising of low level w.c., vanity unit with mirror above having down lights and cupboard below, panelled bath having electric shower over and glass shower screen, stainless steel towel rail, fully tiled walls, ceramic tiled floor.



OUTSIDE

The property is approached through ornate wrought iron double gates via a Concrete patterned driveway providing off road parking for several vehicles and leading onto the Single Bay Garage. The front garden having lawn, flower and shrub borders. To the rear is a raised lawn with flower and shrub borders set behind dwarf ornate brick walling, conifer screening and rustic panel fencing.



SINGLE BAY GARAGE

Single bay garage having up and over door to front, double glazed window to side, personal door, light and power.

DIRECTIONS

From the Agents Mold office proceed through the traffic lights onto Chester Street and take the first exit off the mini roundabout. At the next roundabout take the third exit and at the traffic lights

turn left signposted for Flint. Continue through the villages of Sychdyn, Northop and Flint Mountain. On entering the town of Flint turn right into Coed Onn Road and continue along for a distance taking the fourth turning on your left into Ffordd Glyndwr where the property will be identified by Our For Sale Sign.

VIEWING ARRANGEMENTS

Strictly by prior appointment through Town & Country Estate Agents on 01352 750501 Monday - Friday 9.15am - 5.30pm Saturday 9.15am - 4.00pm

TO MAKE AN OFFER

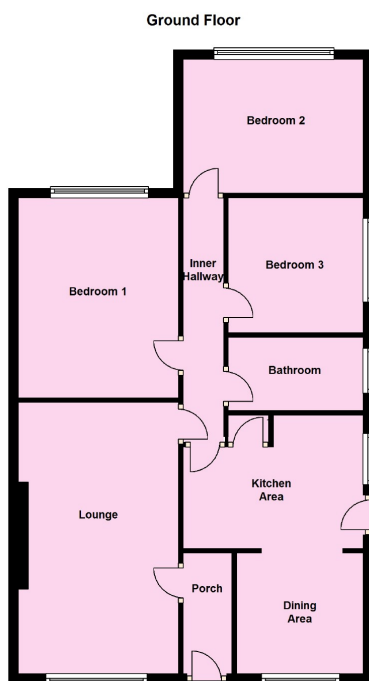
Once you are interested in buying this property, contact this office to discuss your proposal. We will liaise with the Vendor and aim to reach a satisfactory outcome for all. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

FREE MORTGAGE ADVICE

Town & Country Estate Agents can offer you FREE advice on a full range of Mortgage and Insurance Products and can save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Contact our in-house Financial Advisor, Keith Davies, on 01352 750501.

DISCLAIMER

The agents have not tested the appliances listed in the particulars. Photographs are for illustration purposes only and items shown in photos may not be included in the sale. Measurements - The approximate room sizes are only intended as general guidance and must be verified by any potential purchaser prior to exchange of contracts.



These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. NOT TO SCALE.

Energy Performance Certificate



28, Ffordd Glyndwr, FLINT, CH6 5JX

Dwelling type: Semi-detached bungalow
Date of assessment: 20 November 2013
Date of certificate: 20 November 2013


Reference number: 9697-2820-6096-9027-8361
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

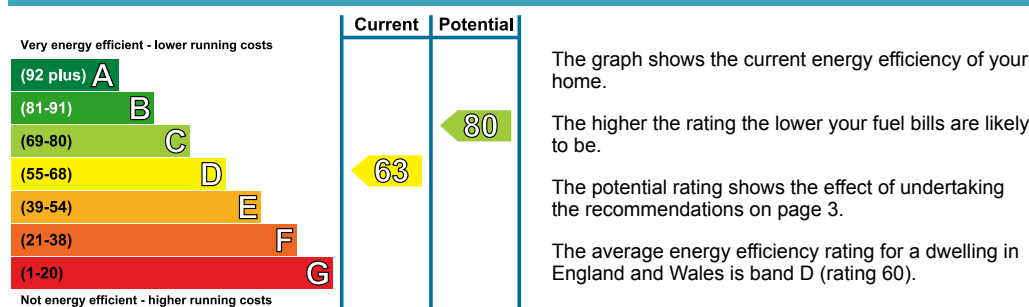
Estimated energy costs of dwelling for 3 years:	£ 2,331
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 135 over 3 years	
Heating	£ 1,908 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 183 over 3 years	£ 120 over 3 years	
Totals	£ 2,331	£ 1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 267	
2 Low energy lighting for all fixed outlets	£65	£ 81	
3 Solar water heating	£4,000 - £6,000	£ 63	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

PLEASE NOTE: The agents have not tested the appliances or services listed in the particulars. We as Estate Agents have not undertaken a survey on the property.