

Fairways, Lon Y Plas, Flint, CH6 5UL
£370,000 MS11022



DIRECTIONS: Turn left out of our Shotton Office and proceed to Connah's Quay and at the traffic lights turn left into Wepre Drive, continue passing Wepre Park and at the "T" junction turn left on to Mold Road. Continue over the mini roundabout in the direction of Northop. On reaching Northop Village at the traffic lights turn right and continue to the next roundabout. Continue straight on to Flint Mountain and after passing the Coach and Horses on the right continue up the hill and before reaching Flint Mountain Park Hotel on the left turn left into Lon Y Plas. Lon Y Plas is a no through Road and the property will be seen on the right hand side.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DESCRIPTION: A rural tranquil location with 360° views on a no through road is where you will find this spacious detached bungalow with loft conversion which provides versatile accommodation arranged over two floors. The property has been refurbished and extended 7/8 years ago including:- new water main, re plumbed, rewired with wired in heat detectors, replacement boiler and most radiators. The accommodation comprises:- entrance porch, entrance hall, lounge/diner, conservatory with Bi folding doors, gym, kitchen/breakfast room, side entrance porch, snug/dining room, study, large utility room with workshop/store room off this which as the former garage principle bedroom with en suite w.c and dressing room, 2nd double bedroom and spacious bathroom with four piece suite in white.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



On the first floor is a large landing, a double bedroom and a single bedroom with en suite w.c. Outside there are established gardens with fruit trees and a concrete pattered driveway providing parking for 7/8 cars and electric car charging point. Two water taps, useful workshops/potting sheds. Patio's for alfresco dining. Septic tank located in the Flint Mountain Park grounds. This is very worthy of inspection to appreciate its many attributes.

LOCATION: A fantastic rural location on the fringes of the historic town of Flint and the popular village of Flint Mountain. Within walking distance of a golf course and easy access to the A55 link road providing access to Chester, Liverpool, Manchester and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE PORCH: Double glazed front door with exposed brickwork walls and single glazed door to:-

ENTRANCE HALL: Two radiators, vinyl flooring, large built in storage cupboard with light, large cloaks cupboard with light and understairs storage cupboard with light.

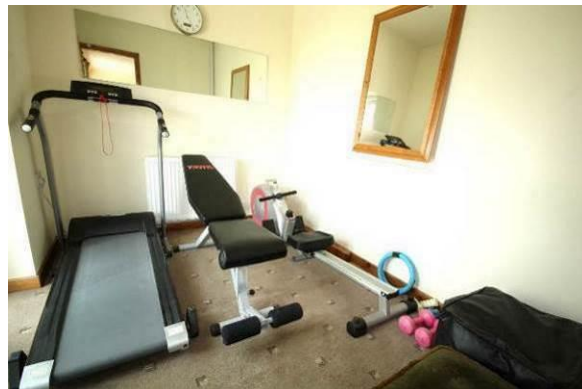
LOUNGE/DINER: 23' 2" x 11' 8" (plus bay window) (7.06m x 3.56m) Two radiators and double glazed bay window. Electric living flame fire on modern fire surround with hearth. Double glazed French doors to:-



CONSERVATORY: 20' 7" x 8' 1" (6.27m x 2.46m) Two radiators, double glazed window, hardwood framed roof with double glazed self cleaning glass, vinyl flooring and six Bi folding doors opening up to a beautiful open aspect of the property.



GYMNASIUM: 9' 1" x 6' 8" (2.77m x 2.03m) Radiator and double glazed French doors to the conservatory.



KITCHEN/BREAKFAST ROOM: 19' 2" x 8' 6" (5.84m x 2.59m) Radiator and two double glazed windows. Sky light to the ceiling. One and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Complementary tiling to the splash back area's. Electric hob with extractor over, electric single oven and microwave oven. Wall mounted gas boiler concealed in a unit. Vinyl floor covering.



SIDE PORCH: 7' 7" x 5' 1" (2.31m x 1.55m) Double glazed front door and windows.

SNUG/DINING ROOM: 12' 8" x 8' 3" (3.86m x 2.51m) Radiator and two double glazed windows. Vinyl flooring and double glazed French doors to the patio and gardens.



STUDY: 7' 9" x 5' (2.36m x 1.52m) Double glazed window and vinyl flooring.



UTILITY ROOM/WORKSHOP 8' 6" x 8' 1" (2.59m x 2.46m) The utility and adjoining workshop were formally the garage. Radiator, single stainless steel sink unit with wall and base storage units, work surface area, plumbing for an automatic washing machine. Space for a dryer, counter work surface area, meter cupboard, tiled floor.



Doors to-

Workshop: 9' 1" X 7' 7" has an automatic light and UPVC doors to the front of the property.

BEDROOM 1: 12' 9" x 11' 9"(plus bay window) (3.89m x 3.58m) Radiator and double glazed window.



DRESSING ROOM: 10' 3" (max to wardrobe recess) x 7' 1"(min) (3.12m x 2.16m) Radiator and double glazed window. Fitted wardrobes and shelving for shoes.



ENSUITE W.C. Wash hand basin in vanity unit and WC with complementary tiling.



BEDROOM 2: 11' 11" x 10' 8" (3.63m x 3.25m) Radiator and double glazed window. Fitted wardrobes and storage.



BATHROOM: Spacious modern family bathroom with a 4 piece suite.



FIRST FLOOR:

STAIRS AND LANDING: 15' 7" x 6' 2" (4.75m x 1.88m) Large landing space with great storage space and sun light window.

BEDROOM 3: 12' 1"(plus recess) x 7' 8"(plus recess) (3.68m x 2.34m) Radiator. Double glazed Velux window and double glazed escape window. Access to roof space.



BEDROOM 4: 10' 4" x 7' 2"(max to recess) (3.15m x 2.18m) Radiator. Double glazed Velux window and double glazed escape window. Limited head room. Access to roof space.



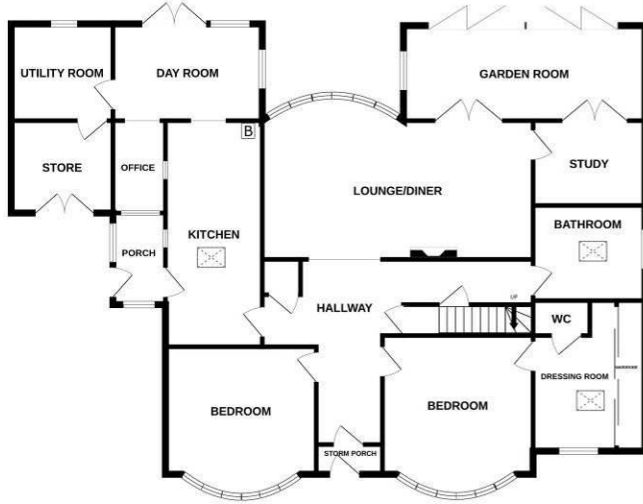
ENSUITE W.C. Wash hand basin and WC



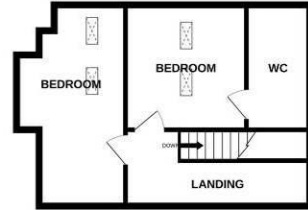
OUTSIDE: Well stocked and established gardens with fruit trees including apple, pear, plum, greengage and cherry. Also soft fruit area. The garden is in two parts. To the front is a lawn garden with fruit trees which is opposite the access road. The garden directly to the front of the property is laid to lawn with established shrubs and plants. A pattern concrete driveway provided parking for 7/8 cars which leads to the former garage with electric car charging point. Workshop to the side. There are two water taps one to each side of the property. Security lighting. To the rear is a large patio area which is ideal for alfresco dining and entertaining. Lawn garden and water feature. Garden store/potting shed 11' 9" X 10' 5" with light and power connected and double glazed patio doors which offers potential to be an outdoor recreational space/studio.



GROUND FLOOR
1723 sq.ft. (160.1 sq.m.) approx.

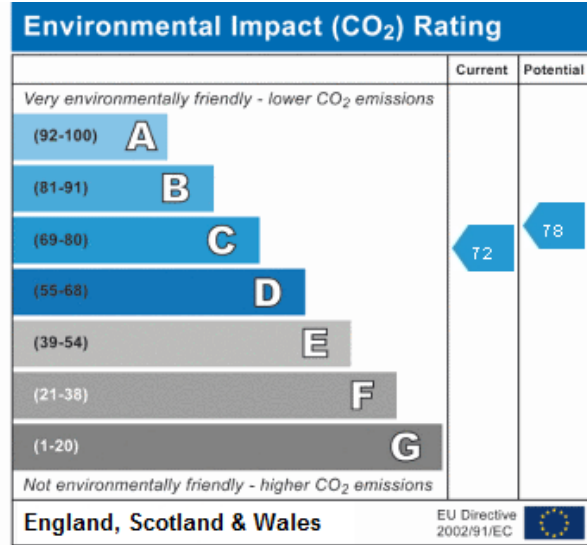
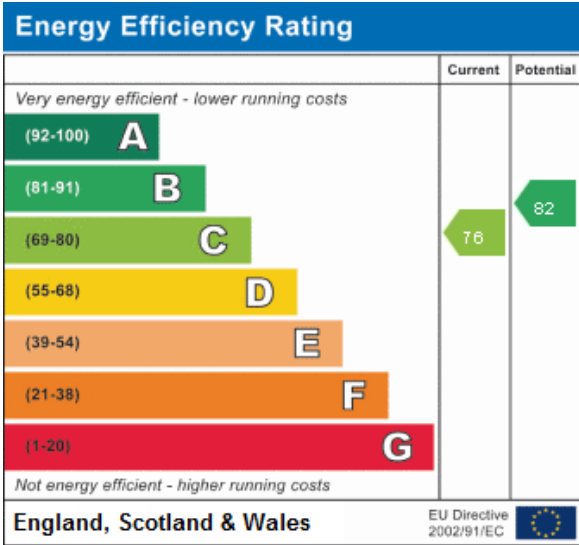


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.