

Hallfield Close, Flint, Flintshire, Deeside, CH6 5HL
£155,000 MS11307



DESCRIPTION: If you are looking for a spacious extended home in a desirable location which needs refurbishment so you can add your own style this could be the one for you. This property also has disability access and would be of benefit to those with dependant family members. The property briefly comprises:- spacious entrance hall, lounge through dining room, kitchen, ground floor bedroom with ensuite wet room with full disability access. On the first floor there are three bedroom and a bathroom. Gas heating and double glazing. Gardens to the front and rear. Driveway, carport and garage. Viewing recommended.
AGENTS NOTE: The owner of this property is an employee of Molyneux

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-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed through Shotton and Connah's Quay. After passing Coleg Cambria on the left continue to the roundabout and take the first exit to join the bypass to Flint. At the traffic lights in Flint turn left just before the Royal oak into Church Street and continue to the next traffic lights and continue until bearing right into Halkyn Street. Bear right into Old London Road and take the second left into Cornist Drive and first right into Hallfield Close where the property will be seen on the right hand side.



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

LOCATION: A sought after cul de sac in the Cornist area of Flint. The historic town of Flint has good transport links and a variety of shops and services.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and side panel. Radiator.

LOUNGE AREA 14' x 11' 9" (4.27m x 3.58m) Radiator and double glazed window. Log Burner.



KITCHEN: 11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window, Side door access to drive way, a Rayburn cooker, which no longer works wall mounted unites, stainless steel sink

DINING AREA 11' 7" x 9' 3" (3.53m x 2.82m) Radiator.



BEDROOM 4: 13' 6" x 9' 1" (4.11m x 2.77m) Radiator, wall mounted gas boiler. Double glazed rear exit with level threshold.



WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower. Complimentary modern tiling.



FIRST FLOOR

BEDROOM 1: 14' 2" x 10' 6" (4.32m x 3.2m) Radiator and double glazed window. Two built in wardrobe/storage cupboards



BEDROOM 2: 10' 5" x 9' 9" (3.18m x 2.97m) Radiator and double glazed window. Two built in wardrobe/storage cupboards



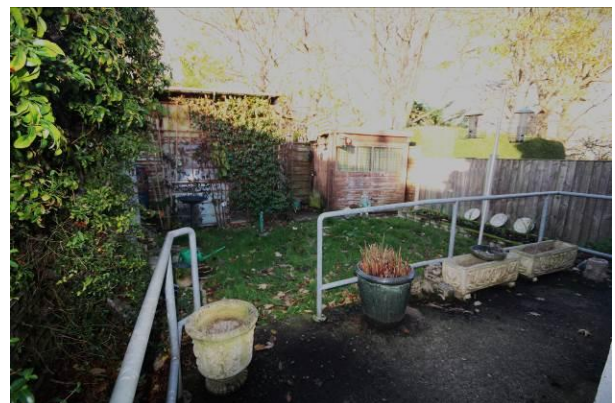
BEDROOM 3: 8' x 7' 5" (2.44m x 2.26m) Radiator and double glazed window. Built in storage cupboard.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and walk in bath with shower attachment over. Complimentary tiling.

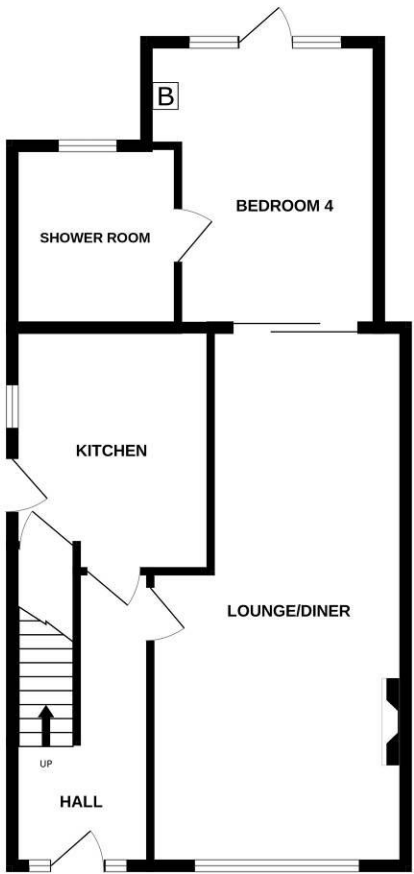


OUTSIDE: Lawn garden to the front and drive providing Parking to the side with carport leading to the garage with up and over door. Rear lawn garden with garden shed and access to bedroom 4.

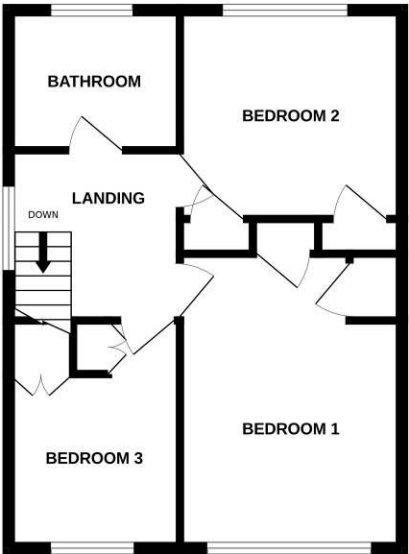


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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