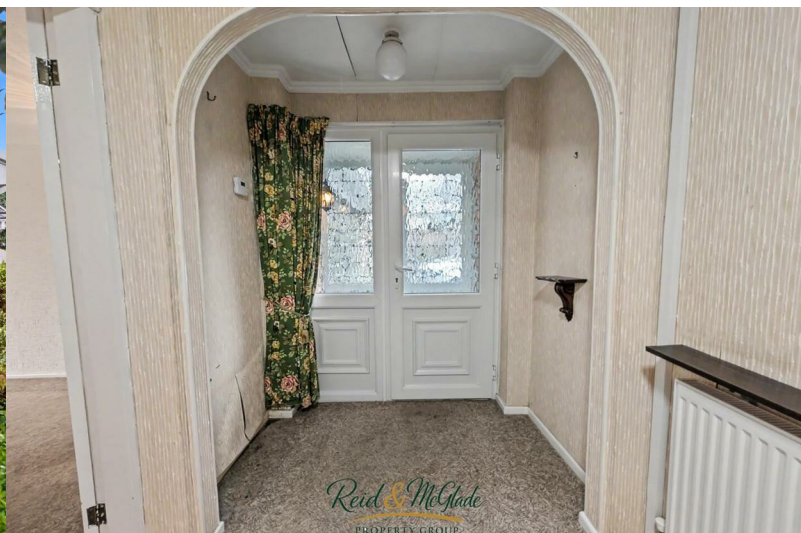




11 Lawnt Y Pentre

, Flint, CH6 5UN

£375,000



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Accommodation Comprising:

Upvc double glazed door with frosted glass and side panel opens to:

Enclosed Porch

Upvc double glazed door with textured glass and complimentary side panel opening to:

Entrance Hall:

Greeted by a large arched opening, with a double panelled radiator, coved ceilings, carpet flooring and doors into:

Lounge:

Sliding door to the rear elevation over looking the rear garden and fields, double panelled radiator, living flame gas fire set in brick built fire place and with wooden mantle, frosted wooden folding door into:

Dining Room:

Double glazed upvc window to the rear elevation, double panelled radiator, textured ceiling and serving hatch.

Kitchen:

Housing a comprehensive range of wall, drawer and base units with complementary roll top work surfaces over, integrated oven, microwave oven, five ring gas hob, double panelled radiator, upvc double glazed window to the side elevation, frosted upvc double glazed door to the side elevation, built in pantry cupboards and textured ceiling.

W.C:

Low level flush w.c, wall mounted hand basin with splash back tiling and taps over.

Bedroom One:

Double glazed window to the side elevation, single panelled radiator, coved ceiling, carpet flooring.

Bedroom Two:

Upvc double glazed bay window to the side elevation, single panelled radiator, built in wardrobes with mirror sliding doors, carpet flooring.

Bedroom Three:

Upvc double glazed window to the side elevation, double panelled radiator and a single panelled radiator, coved ceilings and carpet flooring.

Wet Room:

A spacious wet room comprising: wall mounted electric shower with folding aid seat and rails, low level flush w.c, pedestal wash hand basin, with frosted upvc double glazed window to the side elevation. The walls are covered with stylish marble effect aqua boarding and has non slip flooring.

Outside:

Approaching the property there is a block paved driveway providing off road parking to the front of the property leading to the garage. There is also a small laid to lawn garden with mature bushes and shrubs to the front. A wooden gate to the side of the property provides access to the rear garden.

The garden to the rear has a raised patio area perfect for dining and entertaining, with steps leading down to the mainly laid to lawn and well stocked with a variety of mature bushes and shrubs and benefitting from far reaching views of the adjoining fields.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual

Tel: 01352 762300

circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

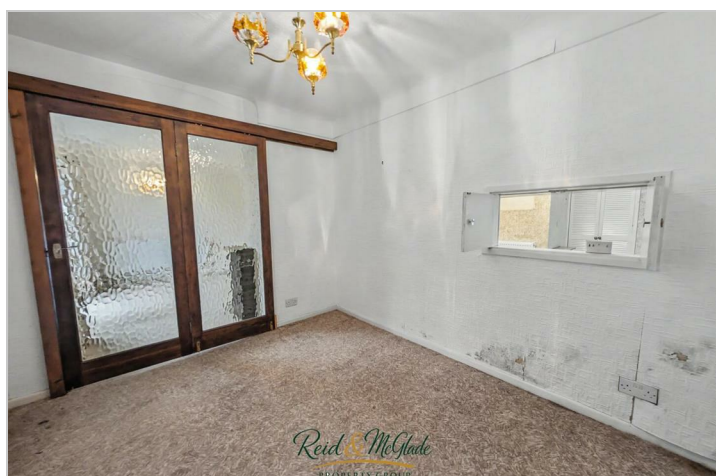
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



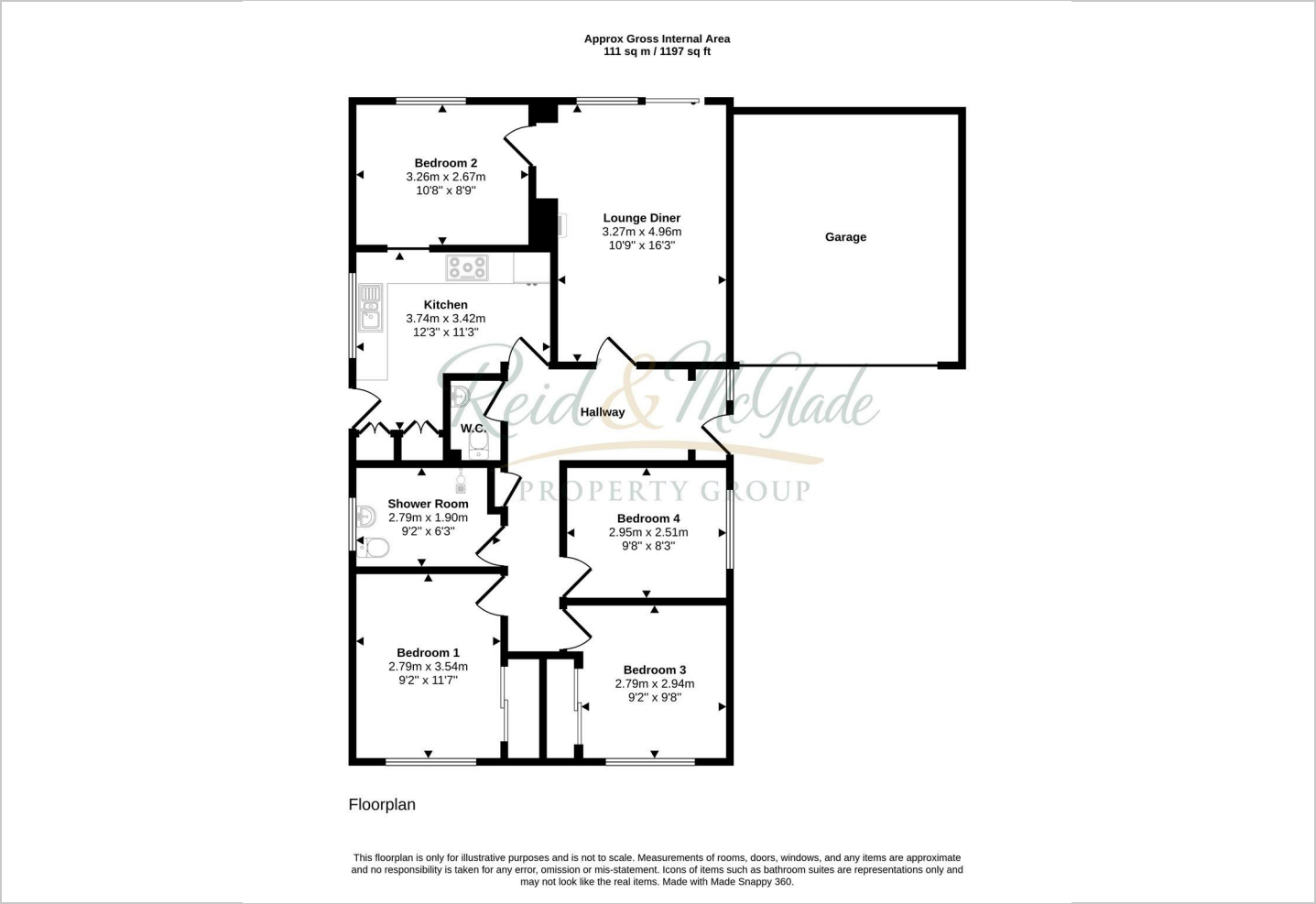
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.