Reid & McGlade

PROPERTY GROUP



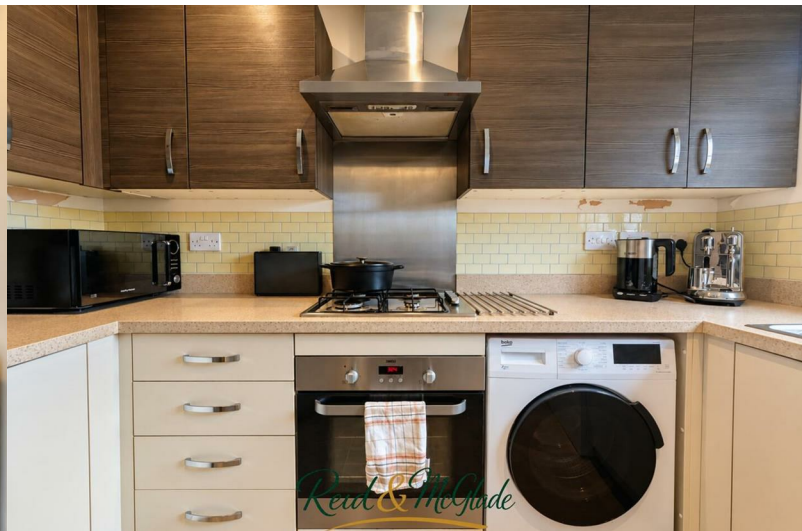
17 Ffordd Piran

Oakenholt, Flint, CH6 5FS

Offers Over £175,000

2 1 1 B





17 Ffordd Piran

Oakenholt, Flint, CH6 5FS

Offers Over £175,000







ACOMMODATION COMPRISES

To the front, the property is approached via a pathway leading to the front entrance.

A composite door with decorative inset and overhead canopy porch opens into:

Entrance Hallway

With wood effect laminate flooring, double panel radiator, stairs leading to the first floor accommodation with useful storage cupboard beneath.

Door leading into:

Kitchen:

9'10 x 6'2 (3m x 1.88m)

Fitted with a range of wall, drawer and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, void and plumbing for washing machine, space for under counter fridge, built in four ring gas hob with electric oven beneath and extractor hood over. Tiled flooring, double panel radiator and double glazed window overlooking the front garden.

Lounge/Diner

13'1 x 12'5 (3.99m x 3.78m)

A bright and welcoming open plan living and dining space, featuring modern grey laminate flooring and neutral decor, t.v. point, double panel radiator and double glazed 'French' doors leading out the the rear garden.

Ground Floor W.c.

5'2 x 3'7 (1.57m x 1.09m)

Fitted with a contemporary white two piece suite comprising low level flush w.c. and pedestal wash hand basin with splashback tiling. Feature stone effect wall, tiled flooring and double panel radiator.

FIRST FLOOR ACCOMMODATION

Stairs from hallway lead up to:

Landing

With loft access hatch and double glazed window to the side elevation.

Access to bedrooms and bathroom

Bedroom One

13'1 x 9'2 (3.99m x 2.79m)

A bright and well presented double bedroom offering a comfortable layout. Fitted with a range of wardrobes with mirror sliding doors providing excellent storage, along with a double panel radiator and two double glazed windows to the rear elevation.

Bedroom Two

13'1 x 8'2 (3.99m x 2.49m)

With built in storage cupboard, double panel radiator and two double glazed windows to the front elevation.

Family Bathroom

6'6 x 6'2 (1.98m x 1.88m)

Fitted with a modern white three piece suite comprising panelled bath with mixer tap and dual point rain shower over, pedestal wash hand basin and low level flush w.c. Tiled walls with useful tiled shelving area, shaving point, heated chrome towel rail and tiled flooring.

OUTSIDE

The property is approached via a pathway leading to the front entrance. There is a generous lawned garden with boundaries defined by hedgerow.

To the rear, there is an enclosed garden with a 'Indian' stone flagged patio area and an artificial lawn area for ease of maintenance. The garden is bound by wood panelled fencing. A wooden gate gives access to the rear where there are two allocated parking spaces.

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 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

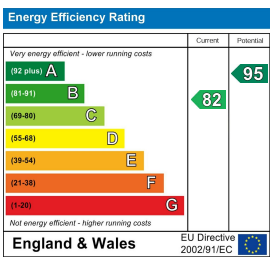


Floor Plan

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.

52 - 54 Church Street, Flint, Flintshire, CH6 5AE
Tel: 01352 762300 Email: sales@reidandmcglade.com