



Mirabella Y Waen

Flint Mountain, CH6 5QR

Offers Invited £425,000



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Accommodation Comprising:

Upvc double glazed tilt and slide patio door with Upvc double glazed panels to the side, tiled floor and wooden door opening to:

Enclosed Porch

Coir matting floor, single panelled radiator with radiator shelf, wall mounted alarm panel and wall mounted central heating thermostat and wooden, glazed panel door opening into:

Lounge

Living flame gas fire set on a marble hearth with complimentary inset and wooden Adam style surround, Upvc double glazed bay window to the front elevation, double and a single panelled radiator, coved ceiling, two wall light points, wooden French doors with glazed panels into:

Dining Room

Upvc double glazed sliding patio door opening into the conservatory, single panelled radiator, coved ceiling and decorative wall light points.

Door into:

Conservatory

Dwarf wall construction with Upvc double glazed units to the side elevations French doors to the rear opening onto the garden, polycarbonate roof, two wall lights and electric points.

Kitchen

Fitted with a range of pine wall and base units with complementary roll-top work surfaces over, inset sink and splashback tiling. Integrated appliances include an eye-level oven and grill, dishwasher and four-ring gas hob with extractor hood over. Recessed spotlights, panelled radiator with shelf over and UPVC double glazed window overlooking the rear garden. Wooden rear entrance door with glazed panel and decorative iron detailing.

Inner Hallway

Loft access hatch, single panel radiator, built in storage cupboard housing the central heating water tank and doors into:

Master Bedroom

Fitted with a range of wardrobes and display units incorporating feature mirrored doors, ceiling fan, panelled radiator and UPVC double glazed window to the rear elevation. Door leads into:

En Suite

Fitted with a three piece suite comprising: glazed shower enclosure with wall mounted electric shower, pedestal wash hand basin and low level flush W.C. Partial wall tiling with shower area fully tiled, chrome fittings, panelled radiator with decorative shelf over, shaver socket and frosted UPVC double glazed window to the side elevation.

Bedroom Two

Fitted with a range of built-in wardrobes incorporating hanging rails and shelving, display unit with glass shelving, built-in dressing table, chest of drawers and two bedside cabinets. Ceiling fan, panelled radiator and UPVC double glazed window to the front elevation.

Bedroom Three

Upvc double glazed window to the rear elevation and single panel radiator with shelf above.

Family Bathroom

Fitted with a three piece suite comprising: panelled bath, pedestal wash hand basin and low level flush W.C. Partial wall tiling, vinyl flooring, panelled radiator, extractor fan, light with shaver socket and frosted UPVC double glazed window to the side elevation.

Utility Room

Fitted with a range of wall and base units with roll-top work surfaces over, void and

plumbing for washing machine with additional space for further white goods. Panelled radiator with shelf over, extractor fan, wall mounted alarm panel and UPVC double glazed window to the side elevation. Built-in cloaks cupboard with hanging rail and wooden door with glazed panel and decorative iron detailing providing access to the side.

Door leads into:

Boot Room

Steps lead down to:

An additional storage area fitted with a range of wall and base units, one housing the gas central heating boiler. Tiled flooring, loft access hatch, internal window overlooking the garage and door providing access into the double garage.

Double Garage

Two up and over doors, light and power access.

Outside

The property occupies a generous plot with beautifully maintained wrap-around landscaped gardens to the front, side and rear.

Approached through impressive double wrought iron driveway gates featuring the property name within a decorative archway, with a separate pedestrian gate incorporating attractive floral ironwork. The gates open onto a block paved driveway providing ample off-road parking, bordered by dwarf walling and well-stocked flower beds featuring a wide variety of established plants, flowers, shrubs and decorative features.

Wrought iron gates to either side provide access to the rear garden, which is a particular feature of the property. Beautifully landscaped and thoughtfully divided into a number of individual areas, the garden has a wonderfully playful character with something new to discover around every corner.

Features include a wooden pagoda, full-size decorative wishing well and charming 'secret garden' areas, together with an abundance of mature planting, established shrubs and colourful borders creating a truly unique and interesting outdoor space.

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@reidandmeglade.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.

Tel: 01352 762300

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



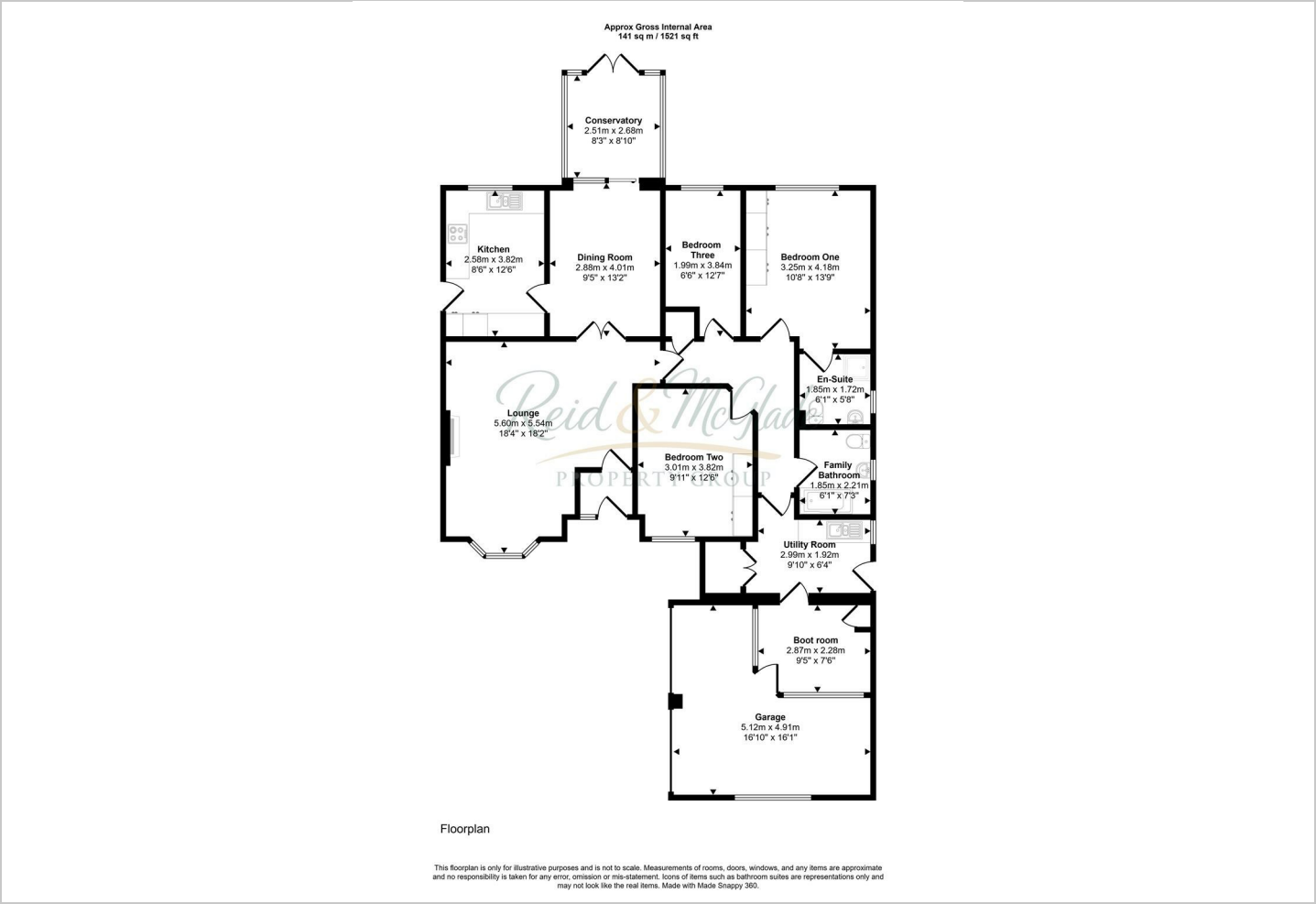
Hybrid Map



Terrain Map



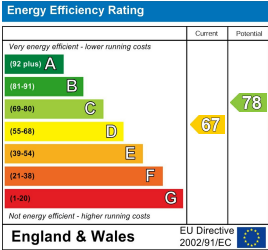
Floor Plan



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.