Reid & McGlade

PROPERTY GROUP

Glan Yr Afon New Brighton Road

, Bagillt, CH6 6LN

£130,000

2 1 1

Glan Yr Afon New Brighton Road

, Bagillt, CH6 6LN

£130,000

Accommodation Comprising:
Step up to upvc double glazed door with frosted inset into:

Lounge:
Having a upvc double glazed window to the front elevation, feature fireplace with exposed brick recess and a stone lintel housing a cast iron log burner, and rustic tiled flooring, along with a double panelled radiator and opening into:

Kitchen:
Fitted with a range of base and drawer units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated hob and oven, splash back tiling, under stairs storage, stairs leading to the first floor accommodation, tiled flooring and exposed ceiling beams with opening into:

Inner Hallway:
Tied flooring, space for washing machine with complementary work surface over, upvc double glazed frosted door to the side elevation providing access to the rear garden, door into:

Ground floor bathroom:
Fitted with a panelled bath with thermostatic shower over, pedestal wash hand basin, low level flush w.c, upvc frosted double glazed window to the rear elevation, tiled flooring.

First floor accommodation:

Bedroom One:
Upvc double glazed window to the front elevation, wood effect laminate flooring, open feature fire place.

Bedroom Two:
Upvc double glazed window to the rear elevation, carpet flooring.

Outside:
The property is approached, via a wrought iron gate which enters into a small courtyard bound by brick walling. Access into the rear garden is found next to the property via shared wrought iron gates which leads to a wood gate into the rear garden. The garden to the rear is laid to lawn with a footpath leading down to a timber shed, a patio area is found at the bottom of the garden.

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.

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.

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.

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

Disclaimer

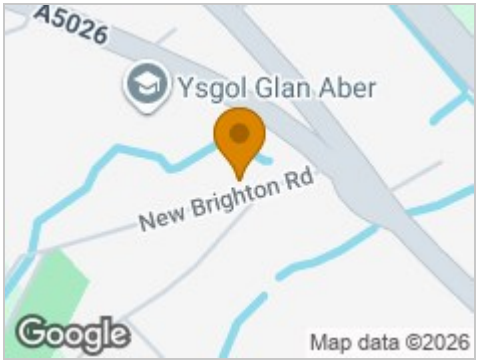
These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

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.

Road Map



Hybrid Map

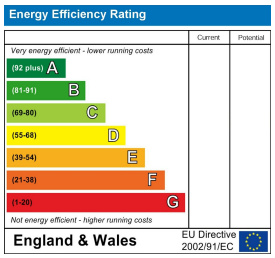
Terrain Map

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