Reid & McGlade
PROPERTY GROUP



Bryntirion Road

Bagillt, CH6 6DR

£370,000

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Accommodation Comprising:
Composite front door with double glazed units to either side opens into:

Reception Hallway:
This larger than average 'L' shape hallway has a decorative open fire surround upon entering, wood flooring, storage cupboards, loft access, and doors providing access to the living spaces.

Lounge/Study
Bright and spacious room with Upvc double glazed windows to the side and rear elevations with views overlooking garden/fields and over to the Dee estuary, two single panelled radiators, dado rail, wood flooring and log burner set in brick fireplace with surround.

Kitchen/Dining Room:
The well presented kitchen comprises 'shaker' style wall, drawer and base units, with splashback tiling, and complementary work surfaces, inset sink with mixer tap over, integrated fridge/freezer, electric four ring hob with oven below and extractor fan. The kitchen also features a central island which houses extra work surface space and storage beneath and a featured ceiling beam adding to the character. Two Upvc double glazed windows allow natural light from the rear and front elevation, along with a partially frosted upvc door to the rear porch.

Rear Porch:
Upvc double glazed units with poly-carbonate roof and Upvc double glazed door opening to the rear garden.

Utility Room:
Double glazed window to the rear elevation, void and plumbing for washing machine, partial wall tiling and storage shelves.

Bedroom One:
Double glazed window to the front elevation and single panelled radiator, loft access and carpet flooring.

Bedroom Two:
Double glazed window to the front elevation and single panelled radiator and carpet flooring.

Bedroom Three:
Double glazed window to the front elevation, single panelled radiator, and carpet flooring.

Bedroom Four:
Double glazed window to the front elevation, single panelled radiator. (currently utilised as a sitting room)

Bedroom Five:
Double glazed window to the rear elevation, single panelled radiator and carpet flooring.

Bathroom:
Three piece suite comprising: 'P' shaped bath with wall mounted electric shower over, low level flush w.c, pedestal wash hand basin with mixer tap over, double panelled radiator, fully tiled walls and floor, and double glazed frosted window to the side elevation.

Shower Room:
Double shower cubicle with sliding glazed screen door with wall mounted electric shower, low level flush w.c, pedestal wash hand basin, fully tiled walls, and wall mounted heated towel rail with a upvc double glazed window to the rear elevation.

Outside:
The property is approached via wooden dual entrance gates giving access to the tarmac driveway which provides ample 'off road parking for a number of vehicles and leads to to the detached double garage to the rear of the property.
The front has been designed for easy maintenance and laid with decorative stone and a central pathway leading up to the front entrance.
To the rear of the property there is a laid to lawn garden, along with a patio area perfect for dining and entertaining.
Access to the double garage can be accessed via electric up and over doors, and a upvc door to the side.

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.





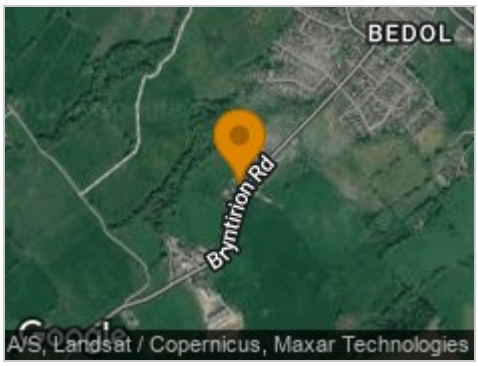




Road Map



Hybrid Map



Terrain Map

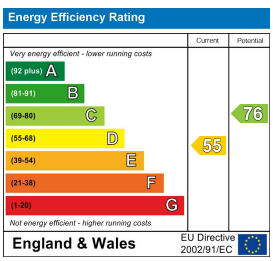


Floor Plan

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.

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