



## 7 Alston Court

, Bagillt, CH6 6HN

£153,950



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## Accommodation Comprises:

Overhead canopy porch, courtesy light and Upvc double glazed composite door with frosted glazed panels opening into:

### Entrance Hall

Stairs leading to the first floor accommodation, wood effect laminate flooring, coved ceiling, smoke alarm and double panelled radiator.

Doors leading in to:

### Downstairs W/C

Upvc frosted double glazed window to the front elevation, double panelled radiator, low level w.c., wall mounted wash hand basin with tiled splashback and tiled floor.

### Lounge

Upvc double glazed windows to the front elevation, double panelled radiator, coved ceiling with recessed spotlights, aerial socket, telephone point, understairs storage cupboard and internal frosted window in the dining area.

Door in to:

### Kitchen/Diner

Housing a comprehensive range of wall, drawer and base units with complimentary roll top work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, built in electric oven with 4 ring gas hob over, space for fridge freezer, void and plumbing for washing machine, Upvc double glazed window to the rear elevation, Upvc double glazed sliding door opening to the rear patio area, recessed spotlights, vinyl flooring and double panelled radiator.

### First Floor Accommodation

#### Landing

Loft access hatch, built in airing cupboard with double panelled radiator and slatted shelving.

Doors leading into:

### Master Bedroom

Upvc double glazed windows to the front elevation, double panelled radiator, recessed spotlights and door into:

### En-Suite Shower Room

Three piece suite comprising: fully tiled shower enclosure with wall mounted shower and glazed bi-fold door, pedestal wash hand basin with splash back tiling, low level flush w/c, extractor fan and tiled floor.

### Bedroom Two

Upvc double glazed window to the rear elevation with views over the Dee Estuary and double panelled radiator.

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### Family Bathroom

Three piece suite comprising: panelled bath with splash back tiling, pedestal wash hand basin, low level flush w/c, tiled floor, double panelled radiator and recessed spotlights.

### Outside

The property is approached via a concrete pathway leading to the front entrance with a lawned area to the side. The garden to the rear is mainly laid to lawn with a paved patio area and enclosed by wood fence panelling.

Allocated parking spaces can be found near the front of the property.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. To insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Tel: 01352 762300

## Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

## PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

## Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

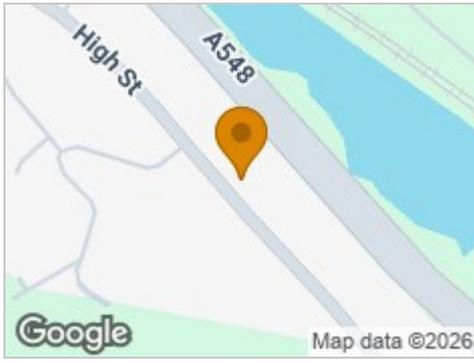
For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**



## Road Map



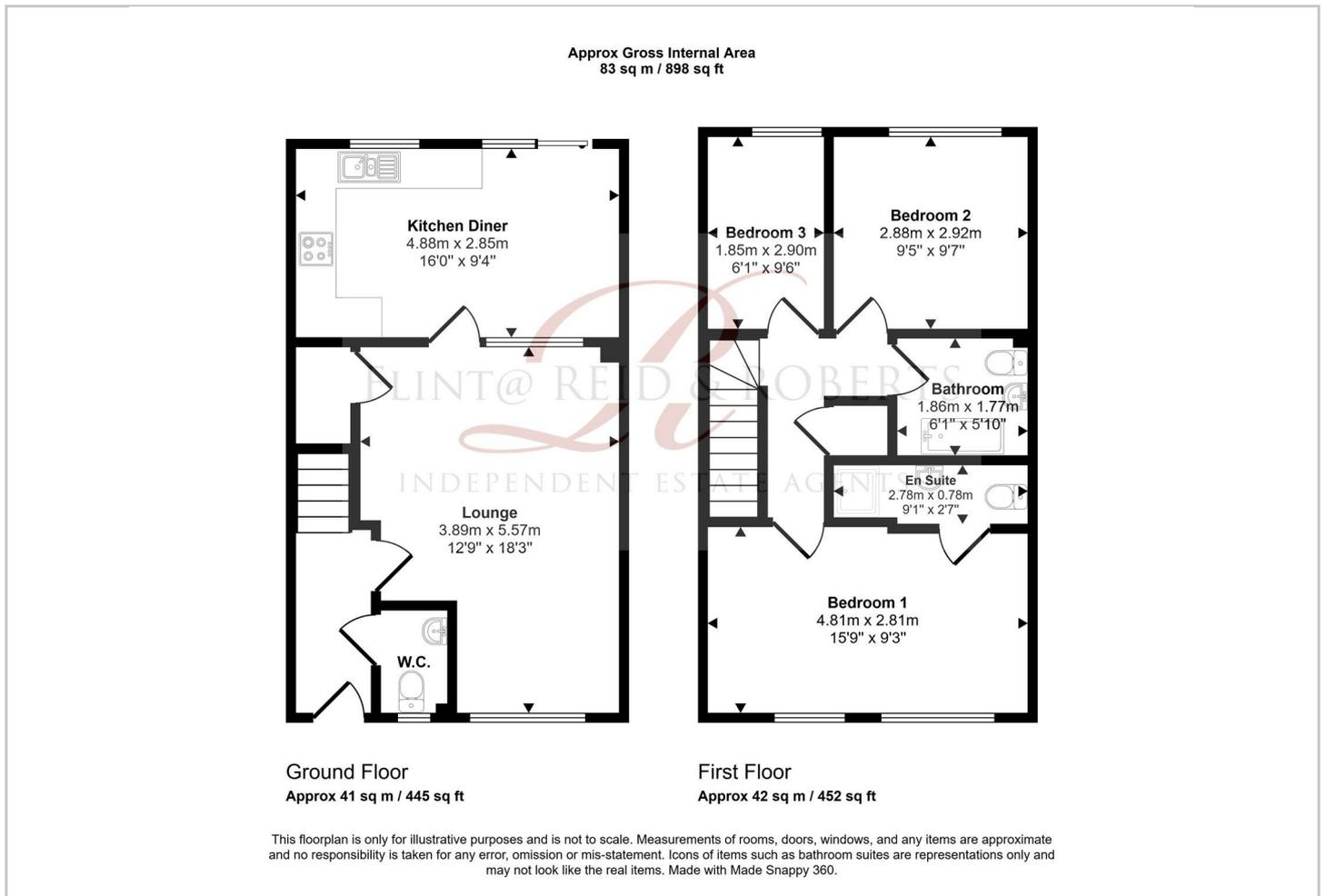
## Hybrid Map



## 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



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