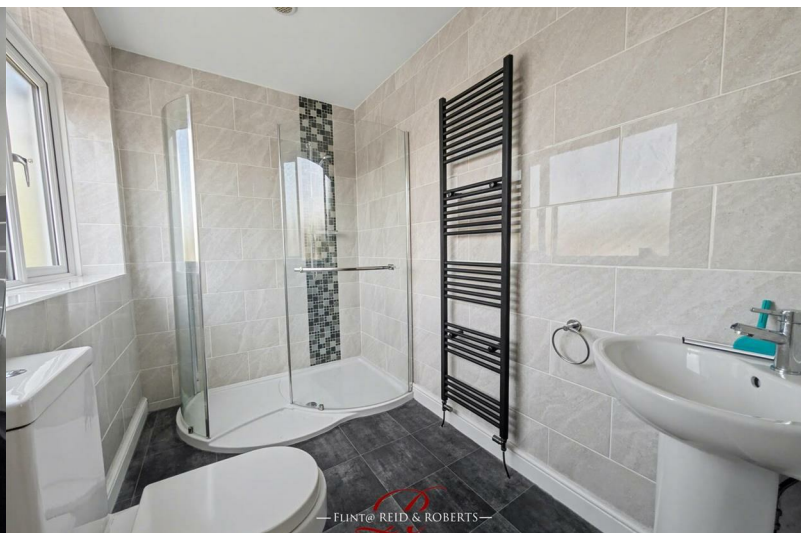




7 Bryn Mor Drive , Flint, CH6 5RZ

Offers Over £245,000



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ACCOMMODATION COMPRISES:

Courtesy light and Upvc double glazed contemporary composite door with glazed panels opens to:

Entrance Hall

Stairs leading to the first floor accommodation and door into:

Lounge/ Diner

Upvc double glazed windows to the front and side elevations, feature brick pillar, coved ceiling, carpeted flooring, two double panelled radiators and door into:

Kitchen

Fitted with a complementary range of wall, drawer and base units featuring sleek grey high-gloss doors and contrasting white square-edge work surfaces, incorporating an inset one-and-a-half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and grill, four-ring gas hob with extractor hood above, fridge freezer and dishwasher, with additional space and plumbing for a washing machine.

The space is enhanced by contemporary metro-tiled splashbacks, a uPVC double glazed window overlooking the rear garden, and a uPVC double glazed door with full-height glazed panel providing access to the side elevation.

FIRST FLOOR ACCOMMODATION

Landing

Loft access hatch and doors into:

Master Bedroom

Upvc double glazed window to the front elevation, built in storage cupboard with hanging rail, double panelled radiator and carpeted flooring.

Door into:

En-Suite Shower Room

Fitted with a three piece suite comprising: double shower enclosure with glazed panels, thermostatic wall mounted

shower, decorative wall tiling, low level flush w/c, pedestal corner wash hand basin with mixer tap and wall mounted towel heater and vinyl flooring with Upvc double glazed frosted window to the side.

Bedroom Two

Upvc double glazed window to the front elevation, built in storage cupboard with double doors housing the central heating boiler, carpeted flooring and double panelled radiator.

Bedroom Three

Upvc double glazed window to the rear, double panelled radiator and carpeted flooring.

Family Bathroom

Appointed with a stylish four-piece suite comprising a raised freestanding 'slipper' bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low-level flush WC, and a glazed shower enclosure with wall-mounted electric shower.

The room is enhanced by decorative tiling, a feature panelled radiator with integrated mirror, recessed spotlights, and a uPVC double glazed frosted window to the rear elevation.

OUTSIDE

Externally, the property is approached via a block-paved driveway providing ample off-road parking. The front garden is elevated and well maintained, with steps leading to the entrance and gated side access to the rear.

The rear garden is mainly laid to lawn with a patio seating area, raised sections with timber edging, a storage shed, and mature hedging offering a good level of privacy.

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

Tel: 01352 762300

PLEASE NOTE:

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

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.

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.

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.

Opening Hours

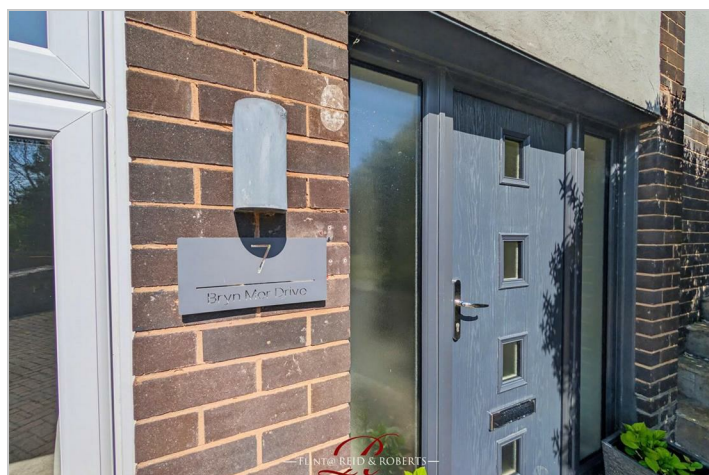
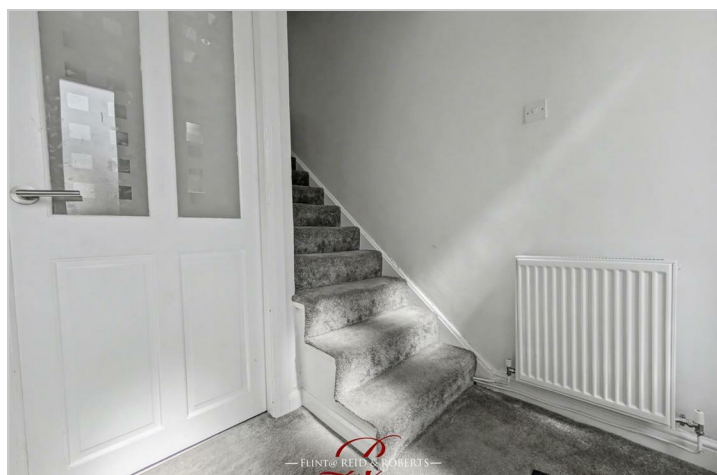
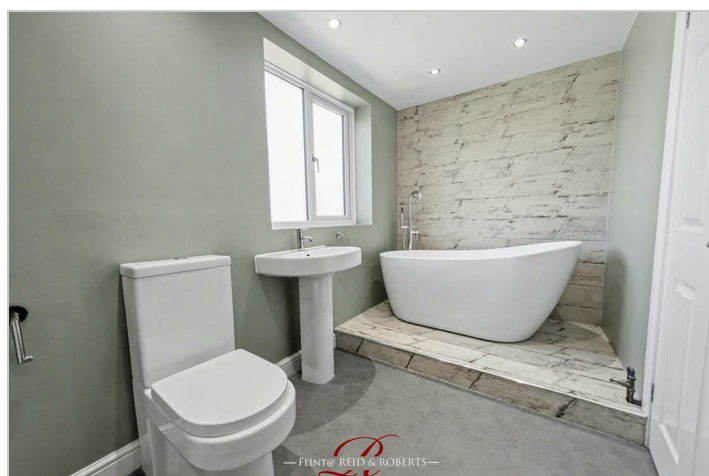
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



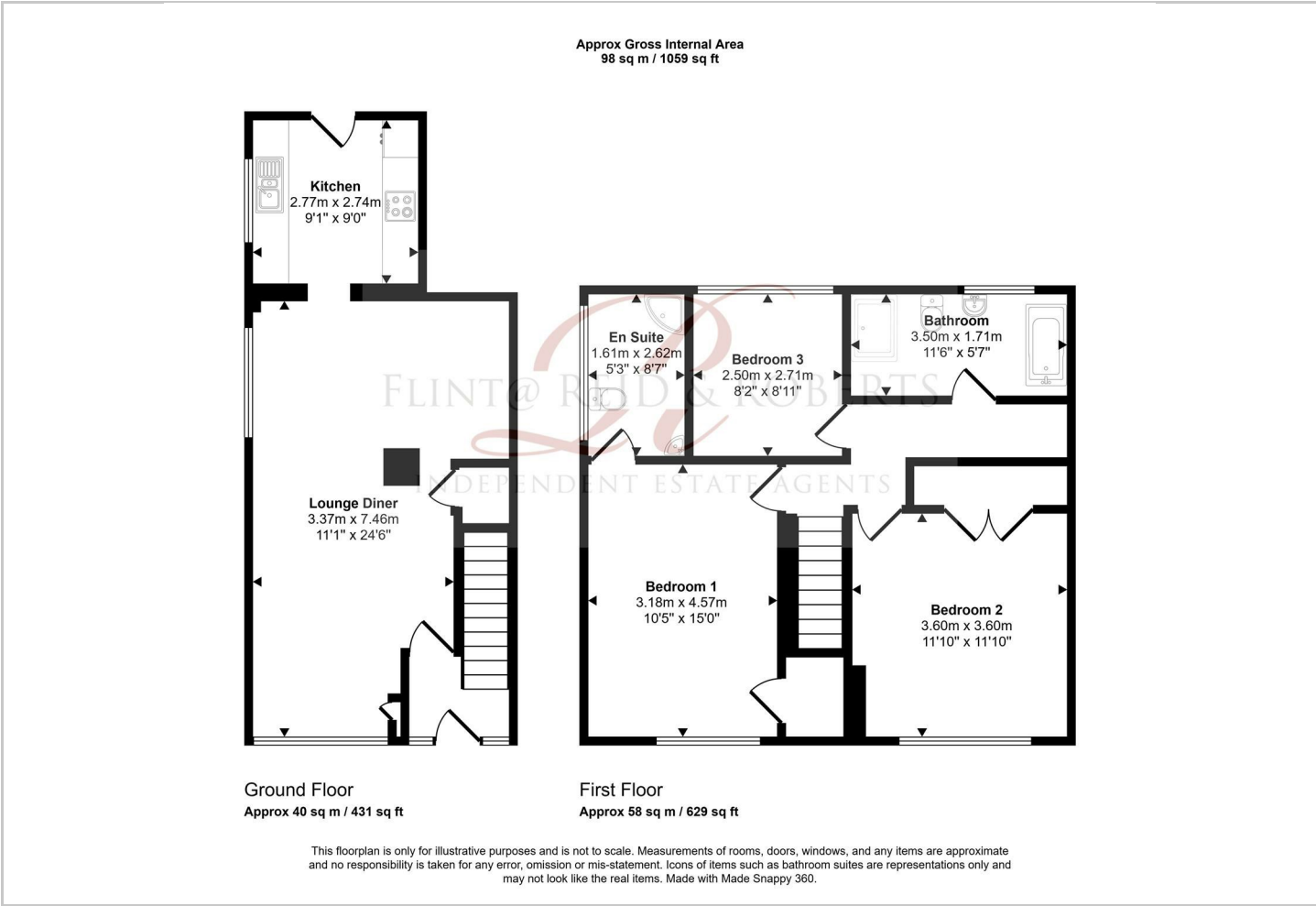
Hybrid Map



Terrain Map



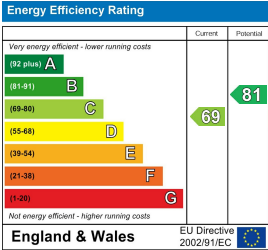
Floor Plan



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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