Reid & McGlade
PROPERTY GROUP

13 The Meadows

, Flint, CH6 5HX

Offers Over £190,000

3 1 2

13 The Meadows

, Flint, CH6 5HX

Offers Over £190,000

Accommodation Comprises:
Steps upto:

Upvc double glazed door with glazed panel opeing to:

Reception Hall
Stairs leading to the first floor accommodation, understairs storage cupboard, carpeted flooring and doors into:

Lounge/ Dining Room
Feature electric fire with decorative wooden surround, two double panel radiators, coved ceiling, Upvc double glazed bay window to the front elevation, sliding patio doors to the rear and carpeted flooring.

Kitchen
Housing a comprehensive range of white gloss wall and base units with complementary roll-top work surfaces, stainless steel sink and drainer unit with mixer tap over, electric double oven with four-ring gas hob and extractor fan above. concealed space and plumbing for washing machine, integral fridge.

Splash back tiling, tiled flooring, two uPVC double glazed windows providing ample natural light, double panelled radiator and a uPVC double glazed door opening onto the rear garden.

First Floor Accommodation

Landing
Spacious landing with uPVC double glazed window to the side elevation, loft access hatch providing access to a partially boarded loft space and doors leading off to the bedrooms and family bathroom.

Bedroom One
Fitted with a range of built-in wardrobes providing hanging rails and shelving, with mirrored sliding doors. uPVC double glazed window to the front elevation, double panel radiator and carpeted flooring.

Bedroom Two
uPVC double glazed window to the rear elevation, built-in storage cupboard with hanging rail, carpeted flooring and double panelled radiator.

Bedroom Three
Generous single bedroom featuring a built-in cabin bed with useful storage beneath, uPVC double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bathroom
Fitted with a three-piece suite comprising panelled bath with shower attachment over, low-level flush WC and vanity wash hand basin. Complementary splashback tiling, heated towel rail, recessed spotlights and uPVC double glazed frosted window to the rear elevation.

Outside
The property enjoys beautifully maintained gardens to both the front and rear, which have clearly been lovingly established and cared for by the current owner. To the front, decorative wrought-iron railings and gates with brick boundary walls create an attractive approach, complemented by gravelled areas, established shrubs and colourful seasonal planting.
A particularly valuable feature is the off-road parking to the side of the property, with a block-paved driveway providing parking both in front of and beyond the gated access — a significant benefit within this location. The driveway continues alongside the property and provides access to the rear.
The rear garden is a delightful feature of the home, offering an excellent combination of a well-maintained lawn, mature shrubs, established planting and an abundance of colourful flowers. A generous block-paved patio provides ample space for outdoor dining, entertaining and relaxing, with additional seating areas positioned throughout the garden.
Mature hedging and timber fencing provide a good degree of privacy, whilst useful garden store offer practical outdoor storage. Thoughtfully arranged and beautifully cared for, the gardens provide a wonderful outdoor space to enjoy throughout the warmer months.

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.

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

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

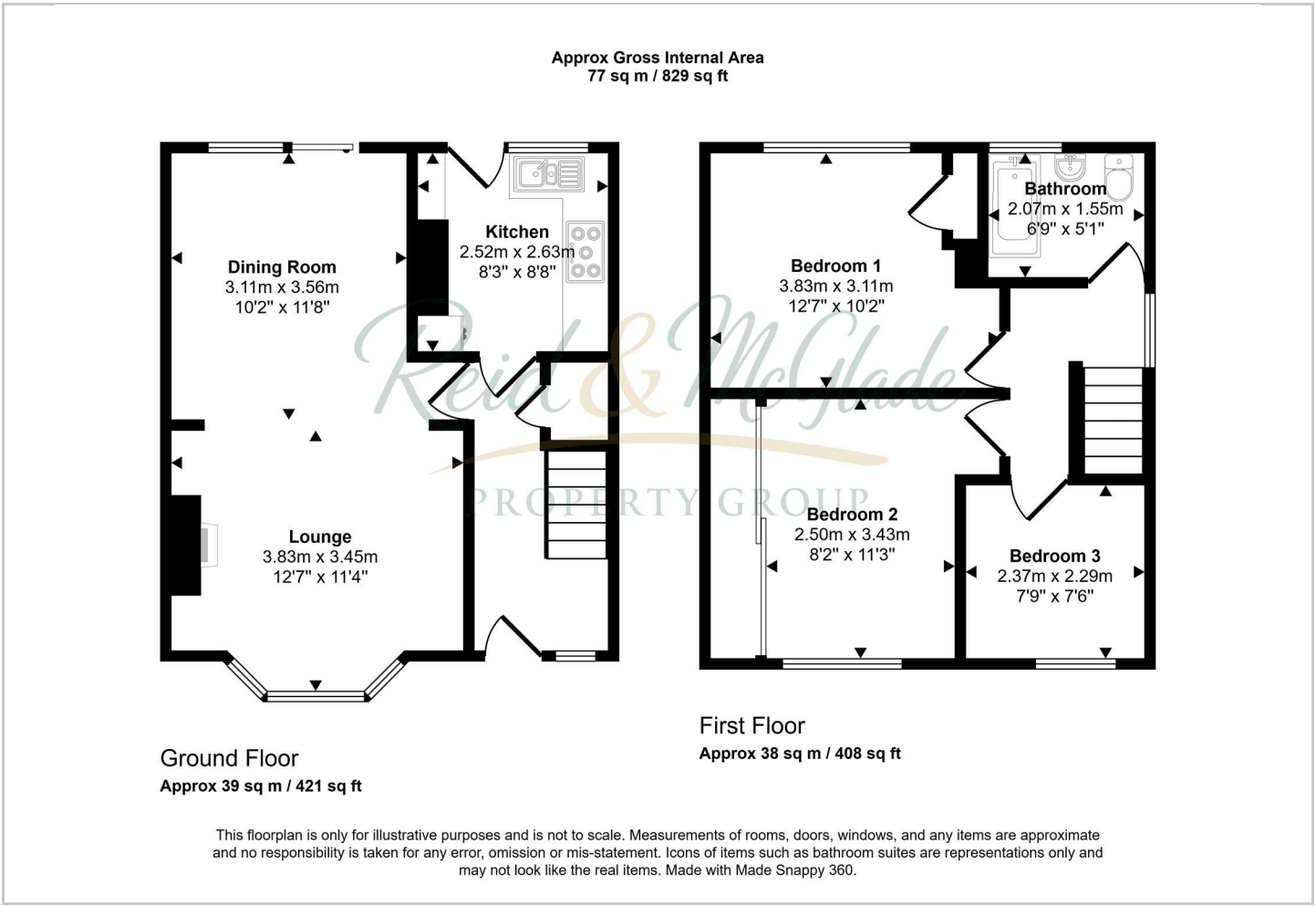
Viewings outside of office hours may be available by prior appointment.

Road Map

Hybrid Map

Terrain Map

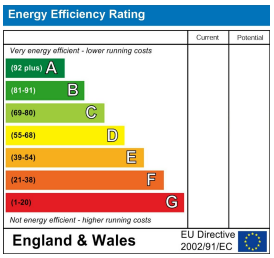
Floor Plan



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.

52 - 54 Church Street, Flint, Flintshire, CH6 5AE
Tel: 01352 762300 Email: sales@reidandmcglade.com