



—FLINT@ REID & ROBERTS—

## Bryntirion Road

Bagillt, Flintshire, CH6 6BZ

£295,000



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## Accommodation Comprises:

Arched open storm porch with traditional tiled entrance and composite with side panels opens to:

### 'L' Shaped Hallway

Wood effect laminate flooring, double panelled cast iron radiator, recessed spotlights, coved ceiling, and doors leading into:

### Lounge

15'3 x 14'5 (4.65m x 4.39m)

Light and spacious room with an abundance of natural light, Upvc double glazed window to the side elevation, Upvc double glazed sliding patio doors opening to the rear garden, double panelled cast iron radiator, recessed spotlights and wood effect laminate flooring.

### Kitchen

15'5 x 10'6 (4.7m x 3.2m)

Fitted with a comprehensive range of light grey 'Shaker style' wall, base, and drawer units, complemented by wood block work surfaces and modern sage metro-style splashback tiling. The kitchen features a ceramic sink and drainer unit with mixer tap, integrated appliances including electric oven, four-ring induction hob with extractor over, and fridge/freezer, with plumbing and space for a washing machine. A built-in storage cupboard and a separate cupboard housing the central heating boiler provide additional practicality. Natural light is provided via a uPVC double glazed window to the front elevation, with a uPVC double glazed door opening out to the rear garden.

### Bedroom One

14'9 x 10'7 (4.5m x 3.23m)

Upvc double glazed French doors to the rear opening to the rear garden, wall mounted cast iron radiator and carpeted flooring.

### Bedroom Two

15'2 x 9'7 (4.62m x 2.92m)

This room is currently utilised by the sellers as a Sitting Room.

Having living flame gas fire set on a marble effect hearth with complimentary surround, Upvc double glazed window to the front elevation, double panelled radiator, loft access hatch and carpeted flooring.

### Bedroom Three

10'7 x 10'2 (3.23m x 3.1m)

Upvc double glazed window to the rear elevation, cast iron radiator and wood effect laminate flooring.

### Bathroom

Fitted with a modern four piece suite comprising: walk in tiled cubicle with glazed doors and rainfall shower, panelled bath, vanity wash hand basin with mixer tap over, and low level flush w/c. Upvc double glazed frosted window to the rear elevation, heated towel rail, 'Metro splash back tiling to dado height with border molding, cast iron radiator, tiled flooring and recessed spotlights.

### Outside

The property is approached via a block-paved driveway, accessed through a wooden five-bar gate, providing ample off-road parking to the side along with a detached double garage. The front garden is mainly laid to lawn with a decorative flower border, well stocked with a variety of plants and flowers, extending to the right-hand side of the property where there is a further lawned area. To the rear, the garden has been landscaped and maintained to a high standard, offering a generous block-paved patio and pathway with steps leading down to a delightful feature — a pretty low-lying stream, complemented by raised flower beds and mature trees. This private and tranquil setting creates an ideal outdoor space for relaxation and entertaining.

### Double Garage

16'5" x 16'5" (5.0 x 5.0)

With two up and over doors, power and light.

### 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@reidandroborts.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.**

**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.

**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 be 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.

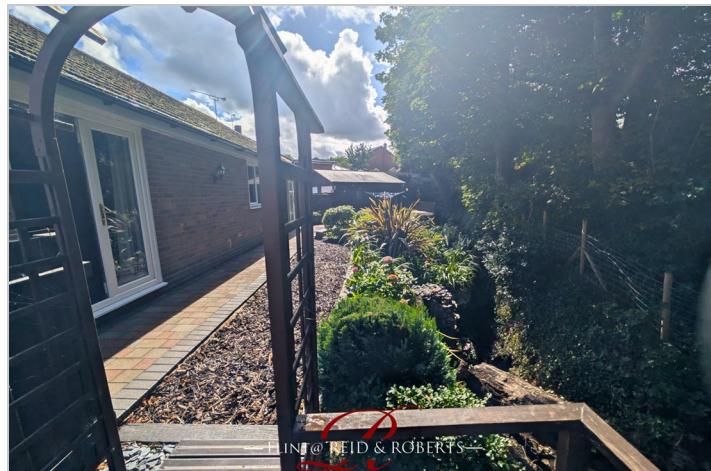
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Opening Hours**

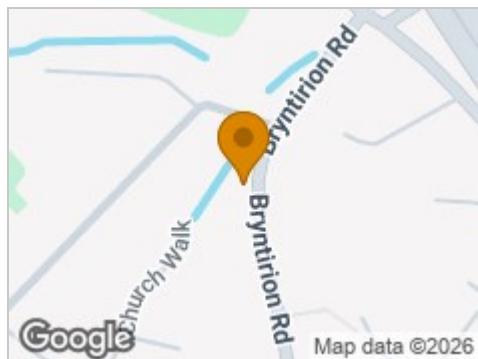
Monday - Friday 9:00am - 5:30pm  
Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm  
Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



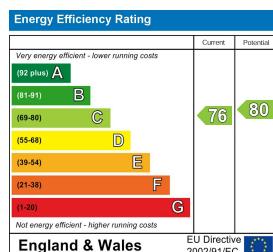
## Floor Plan



## 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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