



## 34 Min Awel

Flint, Flintshire, CH6 5TG

£240,000



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## ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leading to the front entrance.

A Upvc door with decorative inset opens into:

### Entrance Hallway

With stairs leading to the First Floor accommodation, cupboard housing utility meter, double panel radiator and glazed double doors opening into:

### Lounge

13'6 x 12'7 (4.11m x 3.84m)

Having wood effect laminate flooring, t.v. aerial point, wall mounted electric fire, under stairs storage recess, double panel radiator and double glazed window to the front elevation.

Door opening into:

### Kitchen

12'0 x 9'9 (3.66m x 2.97m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back tiling, five ring gas hob with stainless steel extractor hood over, built in eye level electric oven and microwave and integral appliances to include fridge, freezer and washing machine. Tile effect flooring and double glazed window and door to the rear elevation.

Opening into:

### Dining Room

9'11 x 9'9 (3.02m x 2.97m)

(Utilised as a home office previously) With wood effect laminate flooring, radiator and double glazed 'French' doors leading into:

### Conservatory

17'2 x 13'2 (5.23m x 4.01m)

Dwarf brick wall and double glazed units to the side and rear elevations overlooking the private rear garden, tiled flooring and double panel radiator.

Double glazed doors open out to the rear garden.

**STAIRS FROM HALLWAY LEAD TO:**

### First Floor Landing

With loft access point, built in airing cupboard and giving access to all bedrooms and bathroom.

### Bedroom One

11'9 x 9'7 (3.58m x 2.92m)

Fitted with a range of wardrobes with mirror sliding doors, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

9'11 x 9'6 (3.02m x 2.9m)

Fitted with a range of furniture including wardrobes, overhead storage and bedside cabinets, double panel radiator and double glazed window to the rear elevation.

### Bedroom Three

7'4 x 6'1 (2.24m x 1.85m)

With radiator and double glazed window to the front elevation.

### Family Bathroom

6'1 x 5'11 (1.85m x 1.8m)

Fitted with a three piece suite comprising panelled bath with mains powered shower over, wash hand basin set in vanity unit and low level flush w.c. with concealed cistern. Vinyl flooring, double panel radiator and frosted double glazed window to the rear elevation.

### OUTSIDE

The property is approached via a block paved driveway providing parking for a number of vehicles. There are borders well stocked with a variety of shrubs and plant and steps lead up to the front entrance.

To the rear the garden is enclosed and private. Made up of two patio areas and with steps leading up to a raised lawn garden area. A pathway gives access to a timber summer house. A courtesy door to the side gives access into the garage. The garden is bound by wood panelled fencing.

### Garage

16'2 x 8'10 (4.93m x 2.69m)

With up and over door to the front elevation, 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@reidandroberts.com](mailto:flint@reidandroberts.com)

#### 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



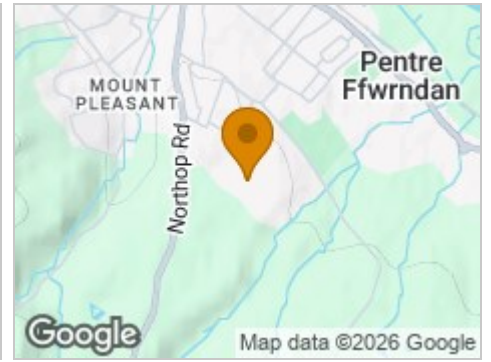
## Road Map



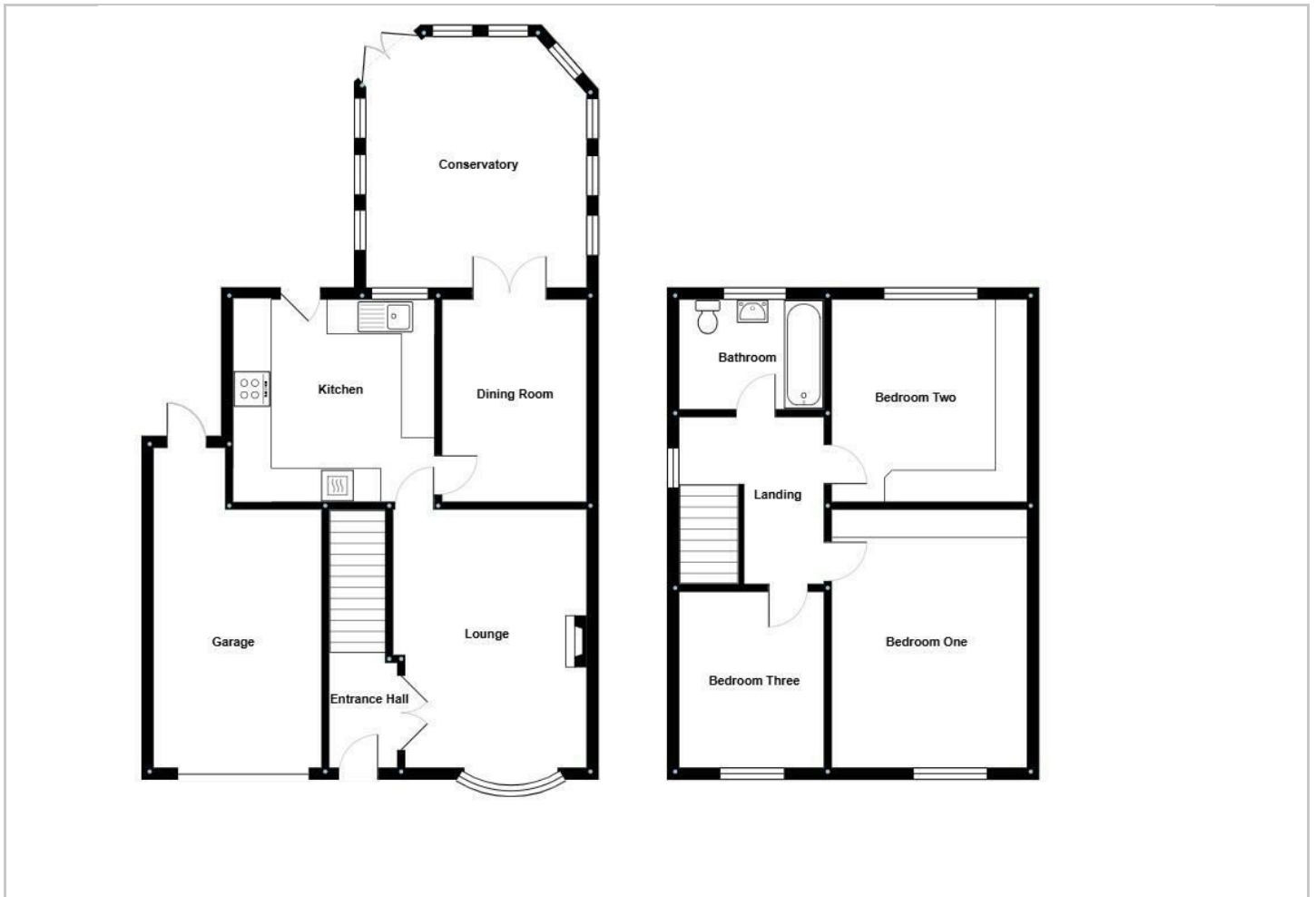
## Hybrid Map



## Terrain Map



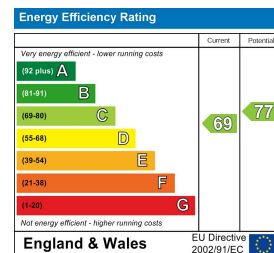
## Floor Plan



## 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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