

2 Bryn Eglwys, Flint

Flint

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Offers in Region of **£325,000**

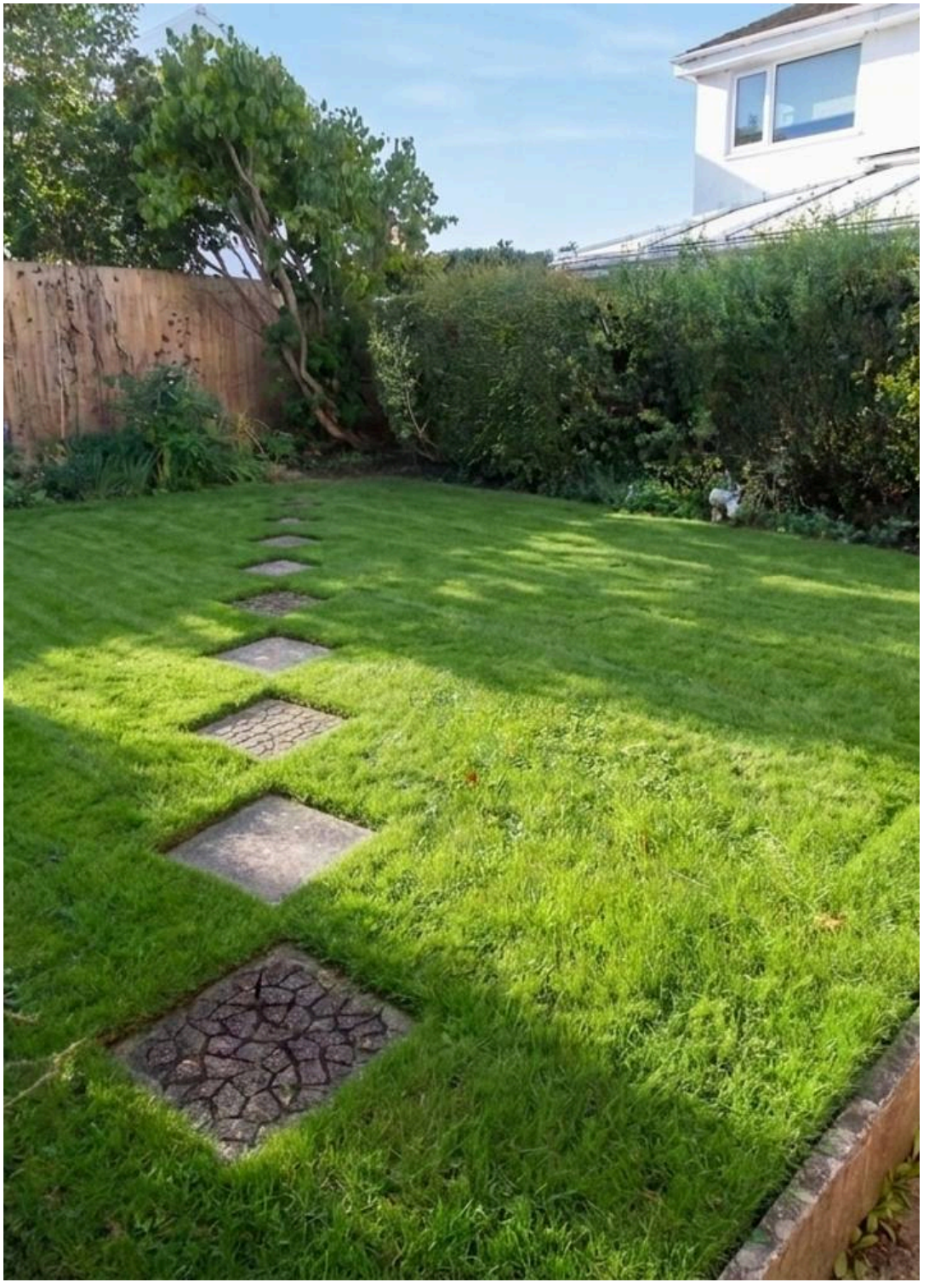
Bryn Eglwys

Flint Mountain

Council Tax band: F

Tenure: Freehold

- FOUR BEDROOM DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDENS
- INTEGRAL GARAGE WITH NEW GARAGE DOOR (FITTED 2026)
- NEW BOILER FITTED 2026
- CHAIN FREE
- OFF ROAD PARKING
- EXCELLENT ACCESS TO A55, NORTH WALES, CHESTER, LIVERPOOL AND MANCHESTER
- PRESTIGIOUS LOCATION ON FLINT MOUNTAIN



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Porch
Accessed via sliding double glazed doors leading to an entrance door

Entrance Hallway
Doors to downstairs toilet, lounge and dining room, door to kitchen area, wall mounted radiator, stairs to the first floor, storage cupboard

Downstairs Toilet
Low level WC, wall mounted wash hand basin, tiled splashbacks, obscure double glazed window to the front

Lounge
14' 7" x 10' 5" (4.45m x 3.18m)
PVC double glazed window to the front, wall mounted radiator

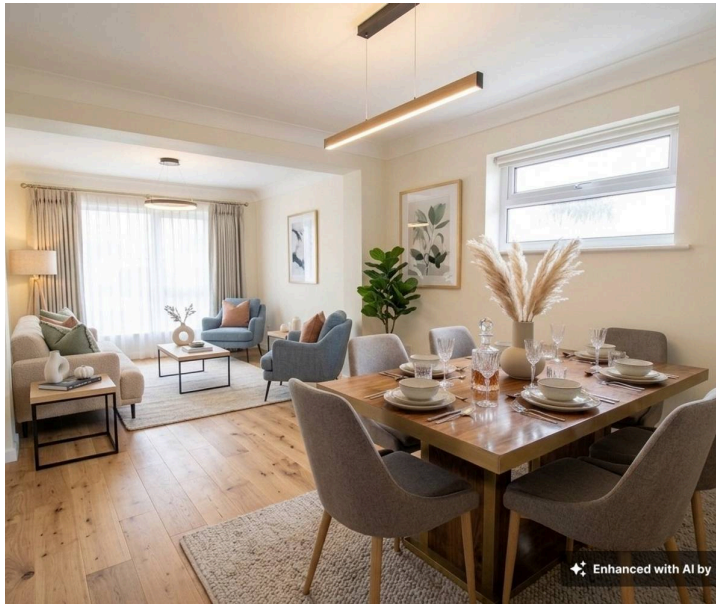
Dining Room / Reception Room
12' 0" x 10' 5" (3.66m x 3.18m)
An extended room with Double glazed window to the side, access to the rear garden via double glazed patio doors wall mounted radiator wall mounted fire

Kitchen/Diner
23' 0" x 7' 5" (7.01m x 2.26m)
A range of fitted wall, drawer and base units, stainless steel sink unit with mixer tap, built in eye level double oven, integrated hob, integrated fridge and dishwasher, tiled splashbacks, double glazed windows to side and rear, opening to utility area

Utility Area
8' 0" x 8' 0" (2.44m x 2.44m)
A range of wall and base units, plumbing for washing machine, tilled splashbacks, door to garage, double glazed door opening to the rear garden, double glazed window to rear







Landing
Double glazed window to the side, doors to bedrooms and bathroom, door to airing cupboard with radiator, access to roof space

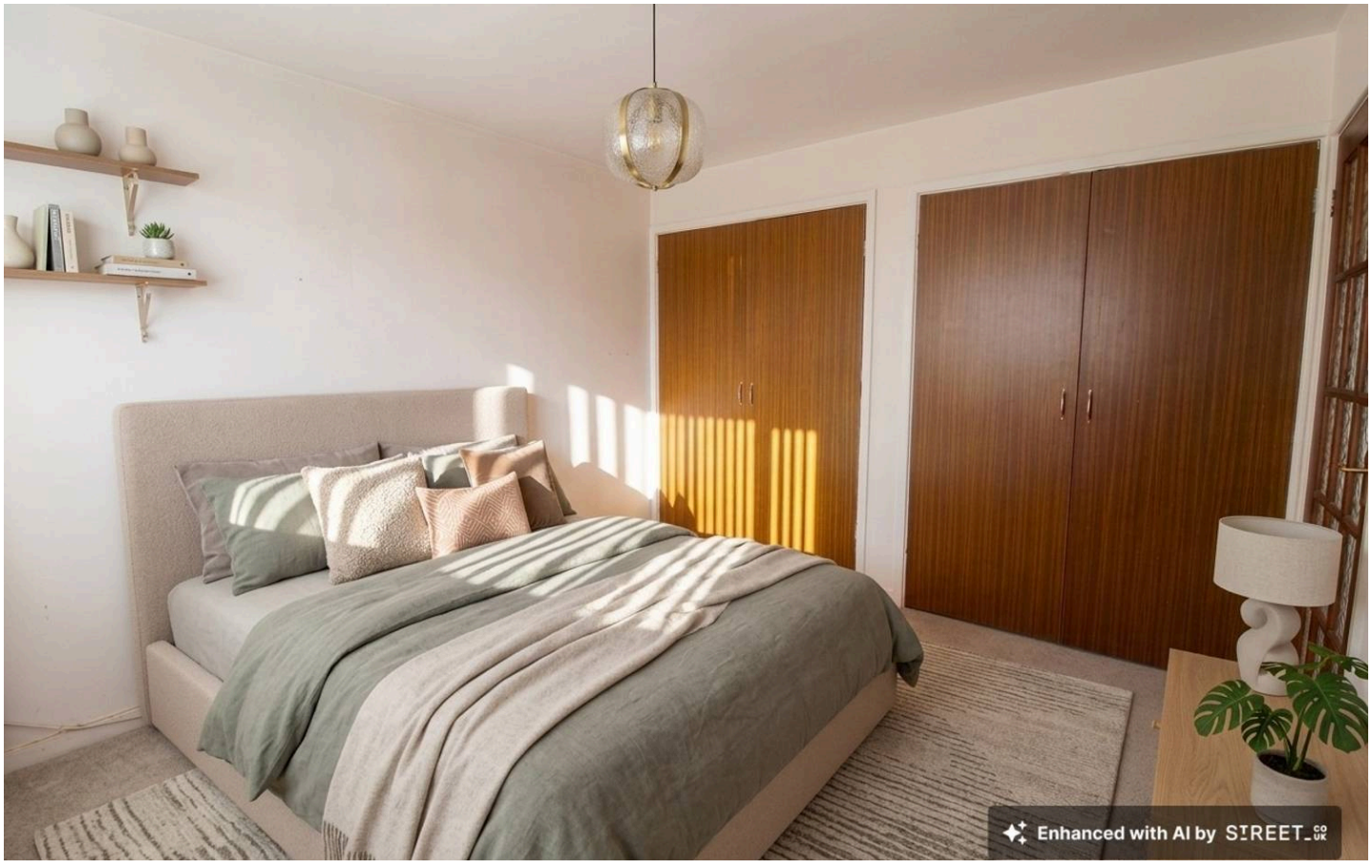
Bedroom One
11' 5" x 10' 5" (3.48m x 3.18m)
Double glazed window to the front, wall mounted radiators, two built in wardrobes with double doors

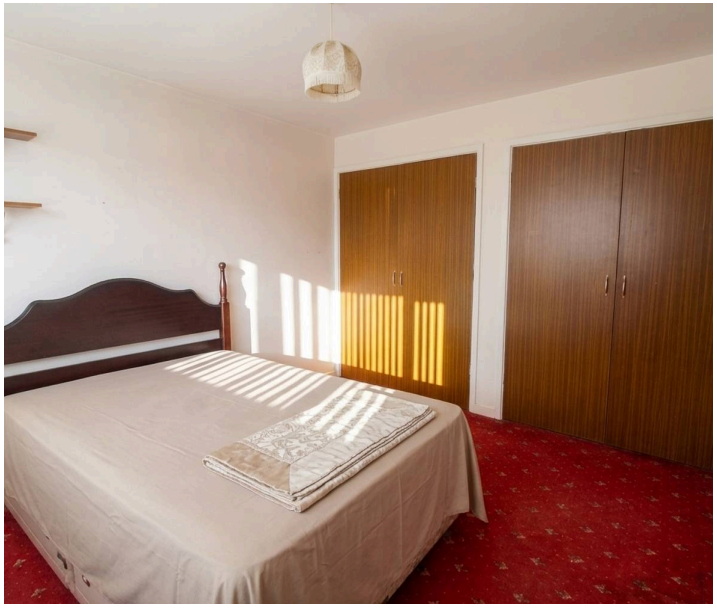
Bedroom Two
10' 7" x 10' 5" (3.23m x 3.18m)
Double glazed window to the rear, wall mounted radiators, two built in wardrobes with double doors

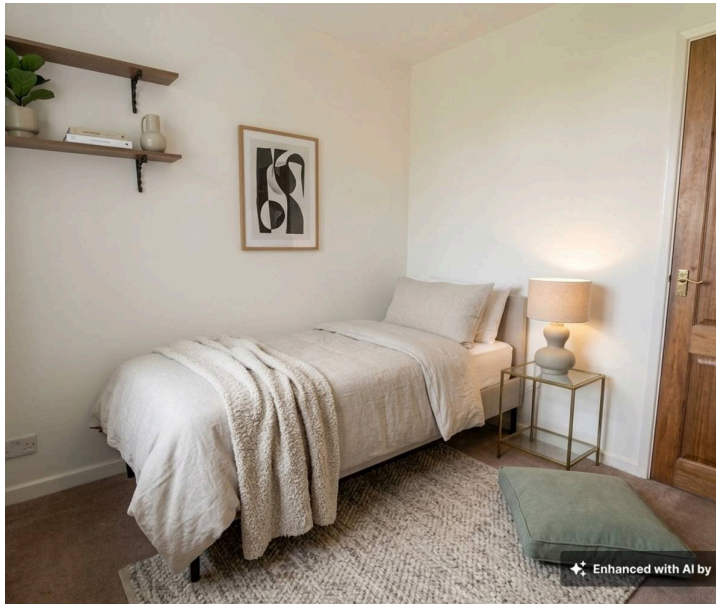
Bedroom Three
8' 5" x 7' 5" (2.57m x 2.26m)
Double glazed window to the rear, wall mounted radiators, built in wardrobe

Bedroom Four
8' 2" x 7' 3" (2.49m x 2.21m)
Double glazed window to the front, wall mounted radiator

Family Bathroom
8' 5" x 7' 0" (2.57m x 2.13m)
A four piece fitted suite comprising a panelled bath, walk in shower cubical, vanity wash hand basin with cupboards under and low level WC, tiled walls, obscure double glazed window to the rear

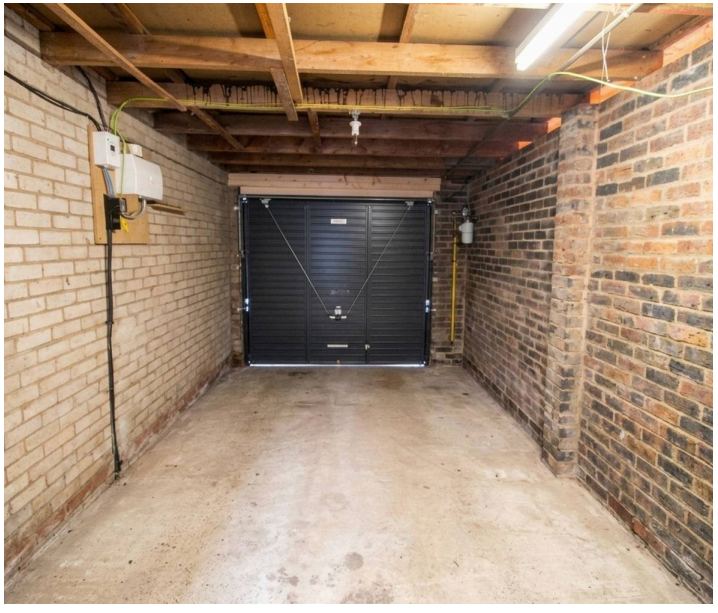












FRONT GARDEN

Laid to lawn with a wealth of established flowers, hedges and trees

REAR GARDEN

An established rear garden with green house, lawned area, mature shrubs, bushes and trees, surrounded by timber fencing with access to the front via a timbe gate, outside tap

GARAGE

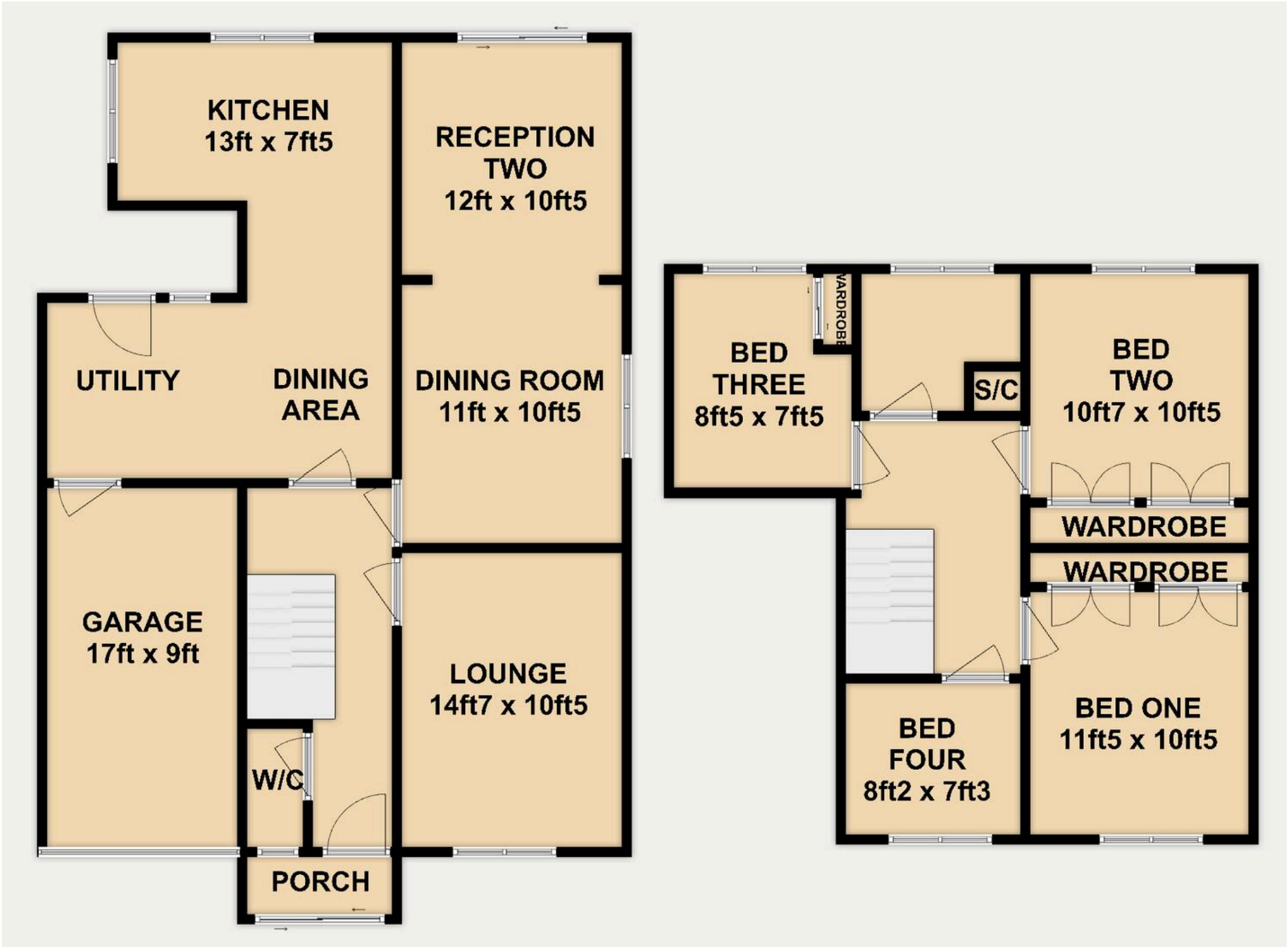
Single Garage

An integral garage with power points and light and newly fitted garage door (fitted 2026)

DRIVEWAY

2 Parking Spaces

Off road parking to the front offering 2 parking spaces and vehicular access to the integral garage


KITCHEN
13ft x 7ft5
RECEPTION
TWO
12ft x 10ft5
UTILITY
DINING
AREA
DINING ROOM
11ft x 10ft5
GARAGE
17ft x 9ft
W/C
LOUNGE
14ft7 x 10ft5
PORCH
BED
THREE
8ft5 x 7ft5
S/C
BED
TWO
10ft7 x 10ft5
WARDROBE
WARDROBE
BED
FOUR
8ft2 x 7ft3
BED ONE
11ft5 x 10ft5

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To arrange a viewing, please contact

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