



## 53 Maes Gwyn

Flint, CH6 5EF

Offers In The Region Of £100,000



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### Accommodation Comprises

The property is approached via a driveway providing off-road parking and access to the garage, with the front entrance door leading into the accommodation.

### Hall

Fitted with wood-effect laminate flooring, radiator, smoke alarm and wall-mounted thermostat, with a UPVC double glazed window to the side elevation providing natural light. Doors lead through to the kitchen, with stairs rising to the first-floor accommodation.

### Kitchen

A spacious kitchen offering excellent potential for modernisation, currently fitted with a range of wall and base units with worktop surfaces over and a stainless steel sink with mixer tap. Additional features include tiled splashbacks and flooring, space for a fridge/freezer and cooker, radiator, wall-mounted boiler, storage cupboard, and a further wall-mounted cupboard housing the electric meter and fuse box. A UPVC double glazed window to the side elevation provides natural light.

The kitchen extends into a further area with additional base units and worktop surfaces, along with UPVC double glazed windows to the side and rear elevations. A UPVC door provides access to the rear garden, and there is also loft access.

### Lounge / Diner

A spacious reception room featuring wood-effect laminate flooring, radiator, power points, wall lighting and a fireplace, with UPVC double glazed patio doors opening onto the rear garden. An archway leads through to the dining area where the laminate flooring continues, complemented by a further radiator and a UPVC double glazed window to the front elevation, creating a light and versatile living space.

### First Floor Accommodation

#### Landing

Having a UPVC double glazed window to the side elevation, loft access and power points, with doors leading to three bedrooms and the wet room.

#### Bedroom One

A spacious double bedroom with UPVC double glazed window to the front elevation, radiator and power points.

#### Bedroom Two

A further spacious bedroom featuring a UPVC double glazed window to the rear elevation, radiator and power points.

#### Bedroom Three

A versatile third bedroom, ideal for use as a nursery, home office or guest room, having a UPVC double glazed window to the front elevation, radiator and power points.

#### Wet Room

Comprising a W.C, vanity wash hand basin and wall-mounted electric shower with shower curtain, the wet room is fitted with wet room flooring and benefits from partially wood-panelled and partially tiled walls. Additional features include a chrome towel rail radiator, extractor fan and UPVC double glazed frosted windows to the side and rear elevations.

#### Garage & Workshop Area

The garage benefits from an up-and-over door, with light and power connected. A side access door leads through to the rear garden. Within the garage there is also a useful WC area. A doorway provides access to an additional room, which benefits from a window to the front elevation along with light and power. This versatile space is ideally suited for use as a workshop, storage area or hobby room, subject to any necessary consents.

#### External

To the front of the property is a small garden area alongside a driveway providing off-road parking. A wooden gate gives access to the side of the property, continuing through to the rear garden.

The rear garden is of a good size and features a paved patio area ideal for outdoor seating and entertaining as well as a lawn garden area, in addition, there is a raised seating area, perfect for outdoor furniture and relaxing bordered by hedging and established trees and wood panelled fencing offering a good degree of privacy.

#### ESTAS Best in Postcode Award Winners 2026

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#### VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

Tel: 01352 711170

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We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

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Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

## MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## LOANS

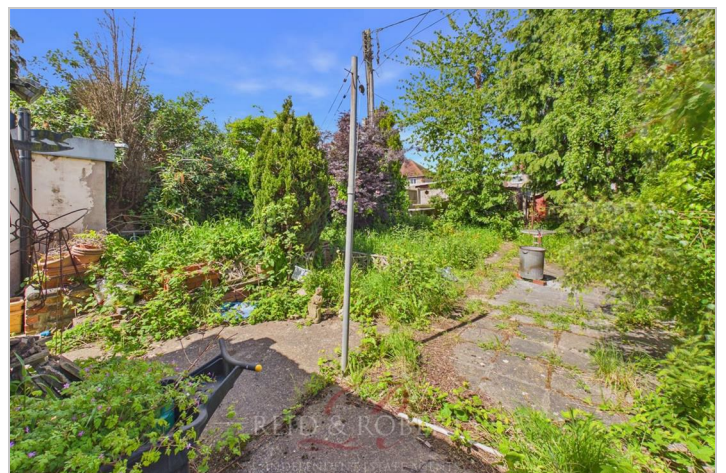
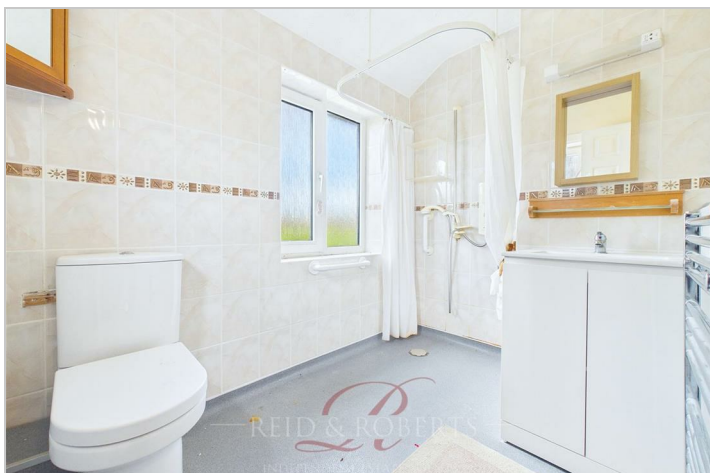
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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## TENURE

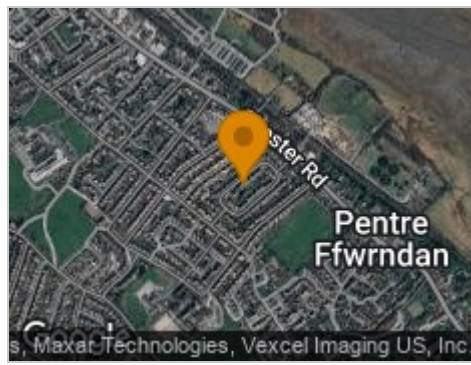
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



## Road Map



## Hybrid Map



## Terrain Map



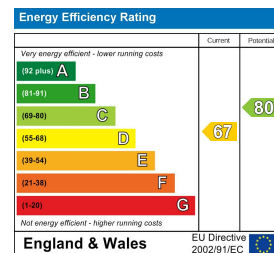
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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