REID & ROBERTS

INDEPENDENT ESTATE AGENTS

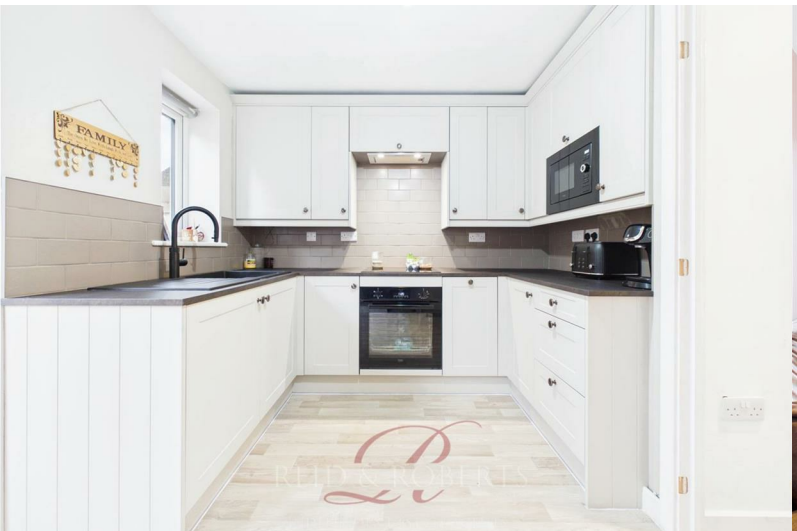


5 Cwrt Melangell

Oakenholt, Flint, CH6 5WT

Asking Price £185,000

3 1 1 B





5 Cwrt Melangell

Oakenholt, Flint, CH6 5WT

Asking Price £185,000





Accommodation Comprises
A composite front door with frosted glass insets leads directly into:

Living Room
Opening into the living room for a seamless flow, the space is bright and inviting. Having a UPVC double-glazed window to the front elevation, wood-effect laminate flooring, a panelled radiator, a ceiling light and power points, there is ample space for furniture and a useful under-stair cupboard provides additional storage solutions.

A door leads into the:

Rear Hall
Having a ceiling light and wood-effect laminate flooring, there is access to the downstairs W.C, the kitchen and stairs to the first floor accommodation.

Kitchen
The newly-fitted modern kitchen houses a range of wall, base and drawer units with a complemenatry worktop surface and tiled splashback. A composite one-and-a-half bowl sink with a swan neck mixer tap and drainer sits below a UPVC double-glazed window overlooking the rear garden. Integrated appliances include a fridge freezer, oven, washing machine / dryer, microwave and an induction hob with an extractor fan above. The space is finished with a ceiling light, radiator, wood-effect vinyl flooring and power points with space for a small dining table.

French doors open out onto the garden, providing seamless indoor outdoor living.

Downstairs W.C
Located on the ground floor for conveneint use, the W.C is accompanied by a pedestal sink with a mixer tap and tiled splashback. The room is complete with a ceiling light, extractor fan, panelled radiator and wood-effect vinyl flooring.

First Floor Accommodation

Landing
Having a ceiling light and a panelled radiator, the landing provides access into two bedrooms and the family bathroom. Stairs lead up to the second floor accommodation.

Bedroom Two
A generously-sized second bedroom offers space for a double bed and additional furniture. Having a panelled radiator, power points and a ceiling light, two windows to the front elevation provide ample natural light to flood the room.

Bedroom Three
Situated at the rear of the property, a well-proportioned third bedroom can be further utilised as a home office or nursery to suit a variety of lifestyle needs. With a UPVC double-glazed window to the rear elevation, finishes include a ceiling light, a panelled radiator and power points.

Bathroom
The family bathroom is made up of a white three-piece suite including a W.C, pedestal sink with a mixer tap and a fully tiled panelled bath with a mixer tap and a mains-powered shower with an adjustable handset above. Finishes include partially tiled walls, wood-effect laminate flooring, a wall-mounted heated chrome towel rail, extractor fan and a ceiling light.

Second Floor Accommodation

Landing
Having a ceiling light and useful storage cupboard, a door leads into the main bedroom.

Main Bedroom
An impressive master bedroom set across the whole top floor of the property, creating a cosy retreat to unwind. With ample space for a bed and additional furniture, the room features power points, a ceiling light, a panelled radiator, loft access and skylights, filling the space with natural light. A door leads into a storage cupboard, which can be utilised as a wardrobe area.

External
To the front, the property is approached via a tarmac driveway providing off-road parking for two vehicles. A paved path leads to the front door with a canopy porch.

The rear garden is low-maintenance and comprises a paved patio area, ideal for outdoor seating and an artifical lawn. Enclosed by wood fence panels to maintain privacy, a paved pathway leads to a side gate for access out.

COUNCIL TAX BAND C

ESTAS Best in Postcode Award Winners 2026
Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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

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.

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.

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.

MAKE AN OFFER

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.

LOANS

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

INDEPENDENT MORTGAGE ADVICE

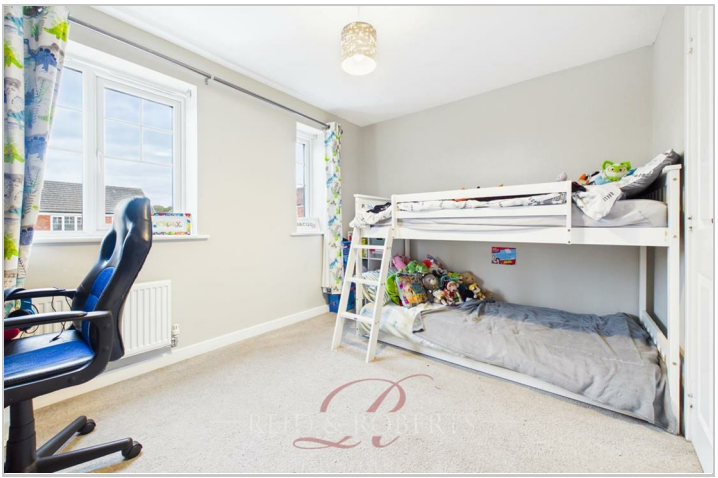
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352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

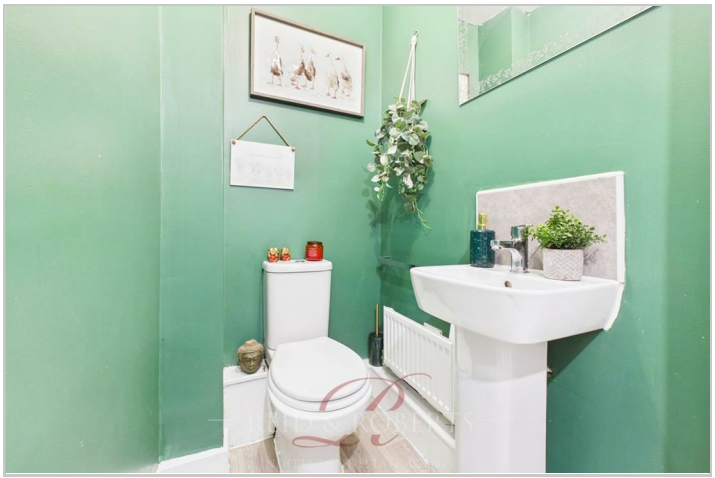
DISCLAIMER

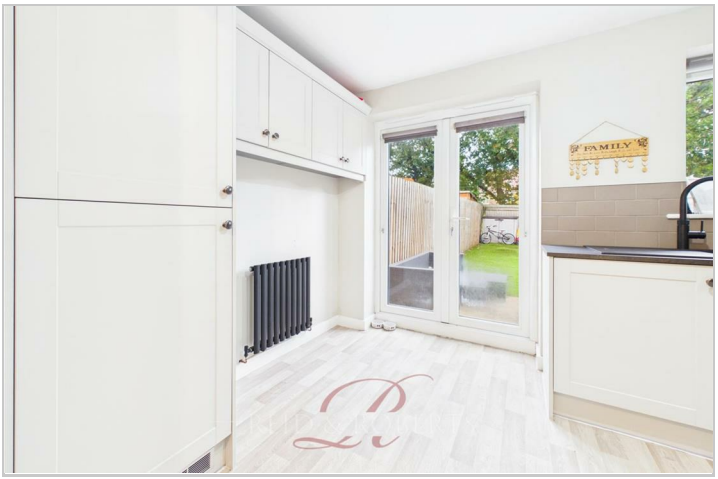
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

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

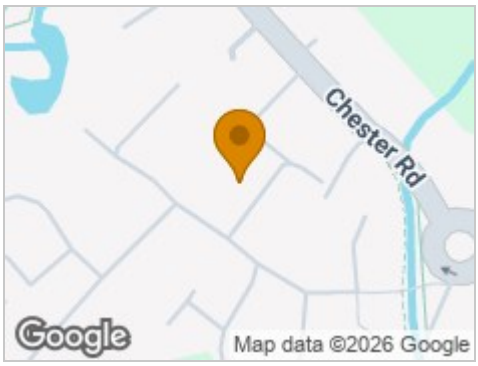








Road Map



Hybrid Map



Terrain Map



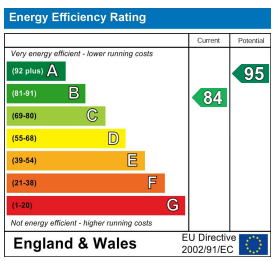
Floor Plan



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



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.

10 High Street, Holywell, Clwyd, CH8 7LH
Tel: 01352 711170 Email: holywell@reidandroberts.com https://reidandroberts.com/