



33 Wern Avenue

Bagillt, CH6 6BY

Offers Over £170,000



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Accommodation Comprises

Step up via the UPVC front door with a decorative glass inset.

Entrance Hall

The entrance hall provides direct access to the living room and kitchen with stairs rising to the first floor accommodation. Complete with a ceiling light, panelled radiator, wall-mounted gas heater, smoke alarm, a UPVC double-glazed window to the side elevation and Engineered American Oak flooring, a cupboard neatly houses the fuse board, whilst space under the stairs can be thoughtfully utilised for additional storage needs.

Living Room

A bright and spacious living room, beautifully styled around a cosy log burner set on a sleek slate hearth with an elegant solid oak mantle above, creating a warm and inviting focal point. The space is further complemented by a panelled radiator, power points, ceiling light, Engineered American Oak flooring and a UPVC double-glazed window to the front elevation, flooding the room with natural light, making it the perfect space to unwind in comfort and style.

Double doors open into the dining area for optional open-plan living.

Kitchen

Housing a range of wall, base and drawer units with a complementary worktop surface over and attractive tiled splashback, the kitchen offers space for a fridge/freezer, washing machine and a cooker with an extractor hood over. A stainless steel one-and-a-half bowl sink with drainer and mixer tap sits below a UPVC double-glazed window, peacefully overlooking the landscaped garden, with finishes including tiled flooring, beamed ceiling, a ceiling fan with light, spotlights, power points and a UPVC door with a frosted glazed inset to the side elevation.

An open archway flows into the dining area, creating an open-plan living space.

Dining Area

The dining area is generously proportioned and easily accommodates a full dining suite along with additional furniture. This versatile space is ideal for entertaining or everyday family living, featuring a gas fire with wooden mantle, Engineered American Oak flooring, power points, a wall-mounted gas heater and ceiling light.

UPVC French doors open out onto the rear patio for seamless indoor-outdoor living.

First Floor Accommodation

Landing

Having a ceiling light, loft access, smoke alarm, a UPVC double-glazed

frosted window to the side elevation and Engineered American Oak flooring, the landing provides direct access to three bedrooms, bathroom and useful storage cupboard, conveniently housing the boiler.

Bedroom One

A well-proportioned main bedroom with plenty of room for bedroom furniture. The room benefits from built-in wardrobes with sliding doors for practical hanging and shelving storage, a panelled radiator, power points, ceiling light and a large UPVC double-glazed window to the front elevation, flooding the room with light.

Bedroom Two

Second generously proportioned bedroom, currently accommodating a double bed and additional furniture with ease. A UPVC double-glazed window overlooks the rear garden and towards the Dee Estuary whilst filling the room with ample natural light. The room includes a panelled radiator, ceiling light, power points and wood-effect laminate flooring.

Bedroom Three

Whether used as a bedroom, nursery or home office, this room can be used to meet a variety of lifestyle needs. A UPVC double-glazed window to the side elevation accompanied by a ceiling light provides plenty of light, whilst additional features include a panelled radiator and power points.

Bathroom

Five piece suite comprising a low flush W.C, bidet, pedestal sink with taps, a tiled panelled bath with a mixer tap and shower handset and a tiled wall-mounted electric corner shower cubicle. The room is complete tile-effect vinyl flooring, a panelled radiator, partially tiled walls, a UPVC double-glazed frosted window to the side elevation and ceiling and spotlights.

External

The property is approached via a gravelled frontage, offering ample off-road parking for several vehicles. Designed for easy maintenance, the driveway is complemented by a paved pathway and steps down leading to the front door. Enclosed by timber fencing and a dwarf brick wall for added privacy, this versatile outdoor space provides practicality, enhancing the property's overall kerb appeal.

The generous landscaped rear garden offers a wonderful balance of lawn and patio areas, creating an ideal space for both relaxation and outdoor entertaining. Raised planted borders and established shrubs border the lawn area, adding colour, whilst steps lead to an elevated paved area for additional seating and access to the brick-built bar, all enjoying a pleasant outlook with views towards the Dee Estuary.

A slate chipped pathway with stepping stones leads to multiple outbuildings, for ideal outdoor storage, and access into the property and

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front garden. Completely bordered by wooden fence panels for privacy, this attractive outdoor space is perfect for making the most of the warmer months whilst offering versatile use.

COUNCIL TAX BAND C

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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.

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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.

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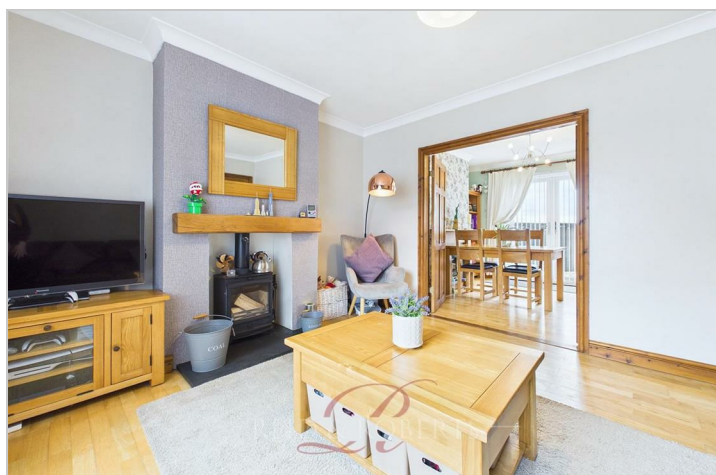
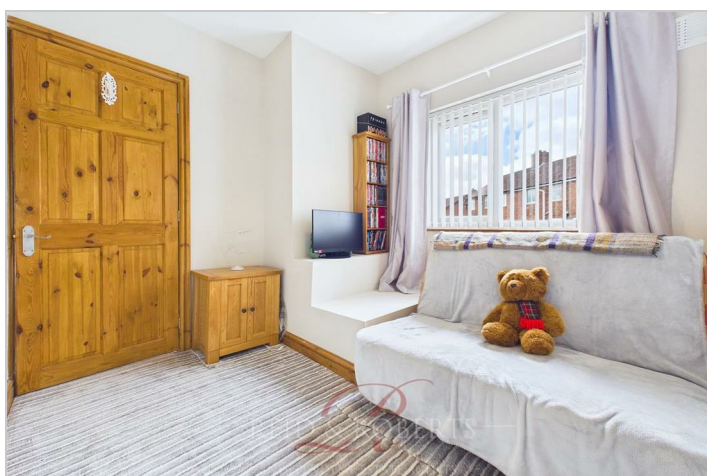
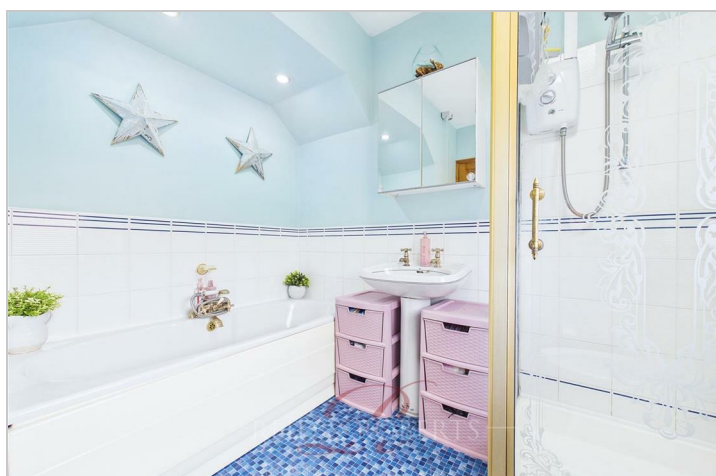
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TENURE

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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