



## Belmont Gadlys Lane

Bagillt, CH6 6EH

Offers In The Region Of £160,000



# Belmont Gadlys Lane

Bagillt, CH6 6EH

## Offers In The Region Of £160,000



### Accommodation Comprises

A step up to the double doors with decorative stained-glass windows leads into the vestibule.

### Vestibule

A bright space conveniently housing the electric meter and fuse box. A courtesy light and tiled flooring finishes the space, with an additional door with a decorative stained-glass window leading into the hallway.

### Hallway

The spacious hallway provides access to all of the rooms, complete with herringbone flooring, a panelled radiator, loft access, ceiling light and smoke alarm.

### Living Room

A generously-sized living room situated at the front of the property. The focal point is the striking log burner sat on a marble hearth with a decorative wooden mantel above, providing a cosy and relaxing space to unwind. Two panelled radiators allow for additional warmth, whilst a UPVC double-glazed bay window to the front elevation and UPVC double-glazed window to the side elevation provide ample light, whilst framing views of the garden. Additional features include power points, coved ceiling and ceiling light.

### Kitchen

The kitchen is a blank canvas, ready for personalisation. The space currently houses a base and drawer unit with a stainless steel sink with taps, drainer and tiled splashback. Two UPVC double-glazed windows to the rear and side elevation provide light to flood the room, with finishes including a wall-mounted gas fire, storage cupboard, ceiling light, coved ceiling and power points.

A wooden door leads to the rear porch.

### Rear Porch

The porch provides a secure rear entrance to the property.

Constructed on a dwarf brick wall and surrounded by UPVC double-glazed windows and a polycarbonate roof, this space is well-lit to use for practical storage space.

A wooden door leads into the kitchen.

### Bedroom One

A large double bedroom offering ample space for furniture with a UPVC double-glazed window to the rear elevation providing light to fill the room. Finishes of the space include a panelled radiator, ceiling light, power points, smoke alarm and coved ceiling.

### Bedroom Two / Second Reception Room

A spacious second bedroom/ additional reception room situated at the front of the property. Benefiting from a large UPVC double-glazed bay window, the space is filled with plenty of natural light and finished with a panelled radiator, ceiling light and coved ceiling complete the room.

### Bathroom

A three-piece suite comprising a pedestal sink with taps over, W.C and a bath with taps and shower handset. The walls are partially tiled for easy maintenance, whilst a UPVC double-glazed frosted window to the rear elevation ensuring light and privacy and ceiling light complete the room.

### Outbuilding

A convenient brick-built outbuilding practical for additional storage needs.

### External

Situated on a generous corner plot, the property is accessible from the front entrance, or via off-road parking to the side. Bordered by a dwarf stone wall and mature shrubs that can be cut back for additional space, the property has great landscaping potential with ample room to personalise. The area is mainly lawn, with a concrete pathway that leads to the front door, wrapping around the

Tel: 01352 711170

side of the property for access to the enclosed rear patio and outbuilding, through a metal gate, ensuring additional security and privacy.

### COUNCIL TAX BAND D

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

### 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.



Road Map



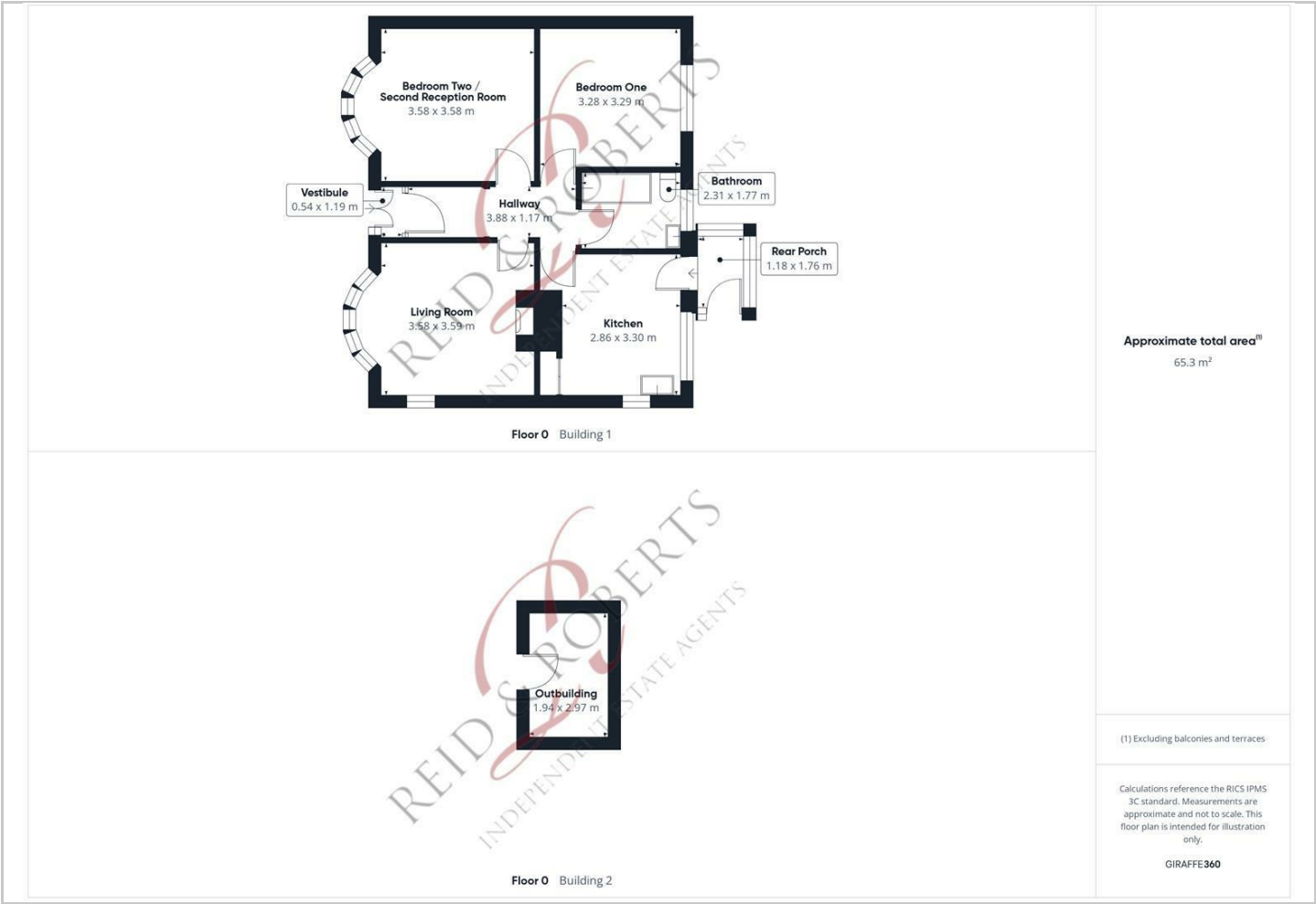
Hybrid Map



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.