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INDEPENDENT ESTATE AGENTS



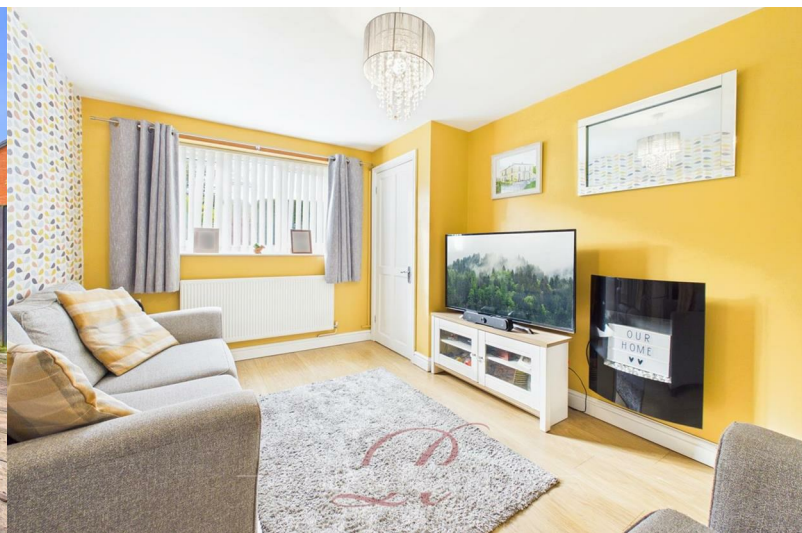
# 22A Vicarage Road

Bagillt, CH6 6DB

## Offers Over £180,000

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### Accommodation Comprises
A composite front door with decorative glass insets leads into:

### Entrance Hall
Having vinyl flooring, a panelled radiator, power points, a ceiling light, smoke alarm and a UPVC double-glazed window to the side elevation, from here, you'll find the living room and stairs to the first-floor accommodation.

### Living Room
The living room is bright and inviting, creating a comfortable and cosy atmosphere. With a large UPVC double-glazed window peacefully framing the front garden, the room features a wall-mounted electric fire, wood-effect laminate flooring, power points, a ceiling light and a panelled radiator.

A wooden door with frosted decorative glass insets offers a seamless flow into the kitchen/diner.

### Kitchen/Diner
The kitchen/diner is fitted with a range of white gloss wall, base and drawer units, complemented by work surfaces and a tiled splashback. Providing space for a freestanding cooker, washing machine and fridge freezer, a one-and-a-half bowl stainless steel sink with a swan-neck mixer tap and drainer is positioned beneath a UPVC double-glazed window, enjoying views of the rear garden.

Neatly housing the boiler, further features include an extractor hood, laminate flooring, ceiling lighting, a panelled radiator, power points and a useful under-stair storage cupboard with a courtesy light.

With space for a dining table, UPVC French doors open out onto the rear garden, offering seamless indoor outdoor living.

### First Floor Accomodation

### Landing
Having power points, a ceiling light, smoke alarm, a UPVC double-glazed window to the side elevation and loft access, from here, you have access to the three bedrooms and bathroom.

### Bedroom One
The main bedroom is situated at the front of the property. With a UPVC double-glazed window to the front elevation, offering ample natural light and peaceful countryside views, the room benefits from built-in wardrobes with sliding mirror doors, a ceiling light, a panelled radiator and power points.

### Bedroom Two
A generous second double bedroom situated at the rear of the property offers views towards the Dee Estuary via the UPVC double-glazed window. Comfortably fitting a double bed, there is ample space for additonal furniture, accompanied by a ceiling light, a panelled radiator and power points.

### Bedroom Three/ Office
Presently utilised as an office/games room, the space features a ceiling light, power points, a UPVC double-glazed window to the front elevation, wood-effect laminate flooring and a useful built-in cupboard for additional storage.

The current owner had previously used this room as a third bedroom with a built-in single bed.

### Bathroom
Fitted with a white three-piece suite comprising a panelled bath with a mixer tap and shower over, sink with a mixer tap set within a vanity unit providing storage and a W.C, the space is complemented by partially tiled walls with a decorative mosaic border, vinyl flooring, extractor fan, a useful storage cupboard, ceiling light and a UPVC double-glazed frosted window to the rear, ensuring natural light whilst maintaining privacy.

### External
To the front, the property is accessed via a wooden gate and benefits from an attractive, well-maintained frontage, featuring a decorative gravelled area with established shrubs and planting, creating a pleasant approach to the home. Stairs down provide access to the front entrance, with a neatly arranged border and mature greenery adding further appeal and privacy.

The rear garden is arranged over two tiers and has been designed with low-maintenance in mind. An artificial lawn bordered by a paved pathway provides room for outdoor seating and entertaining. From here, steps down lead to a second paved patio area with a pergola, allowing versatile use to meet a variety of needs. Fully enclosed by wood fence panels for privacy, a side door allows easy access into the garage, whilst a wooden gate provides foot access to the off-road parking space.

### Garage
At the rear of the property, a useful garage benefits from power and lighting, easily utilised as an additional parking space or storage solutions. Wooden double doors open to the front, whilst a convenient side door allows access from the garden.

## 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



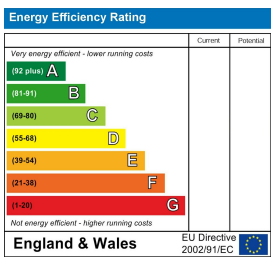

## Floor Plan




## 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




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