



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 lawned 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.

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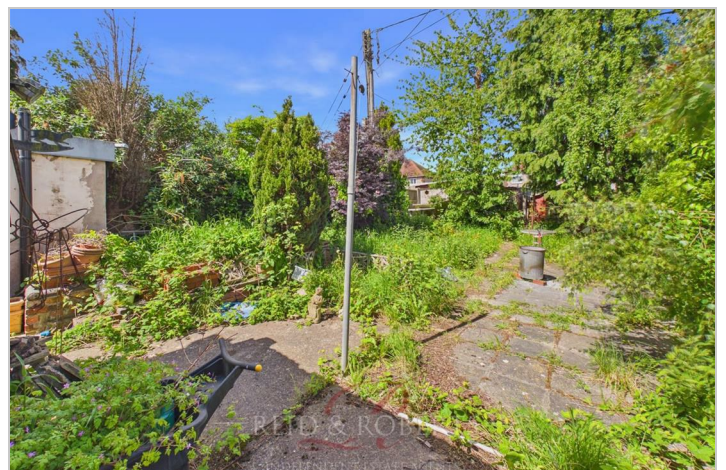
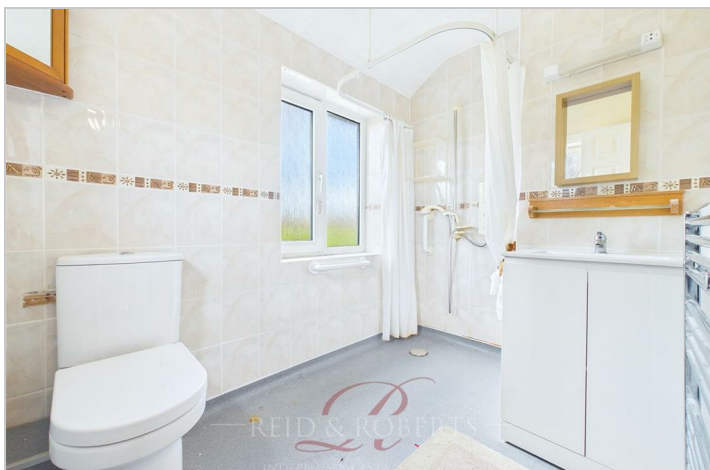
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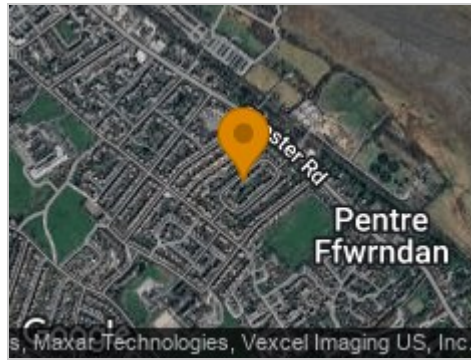
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Road Map



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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