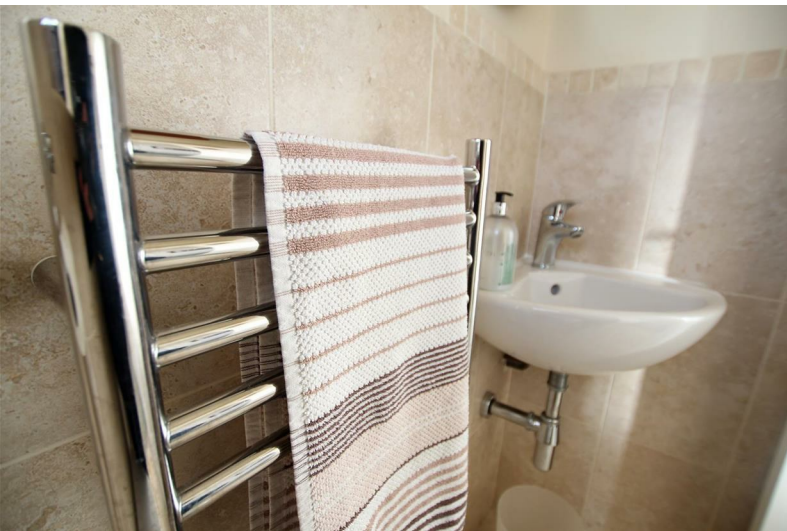




Pentre Hill

, Flint Mountain, CH6 5QN

Offers Over £300,000



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Accommodation Comprises:

Upvc double glazed French Doors with side panels opens to:

Enclosed Porch

Quarry tiled floor, wall light point and Upvc double glazed door with decorative glazed panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, smoke alarm and built in cloak cupboard with wall mounted coat hooks.

Doors into:

Lounge

62'4" x 13'1" x 36'1" x 6'6" (19'4 x 11'2)

Large Upvc double glazed window to the front elevation, gas fire set on a marble hearth, double panelled radiator and opening into:

Dining Room

36'1" x 19'8" x 26'2" x 22'11" (11'6 x 8'7)

Upvc double glazed French Doors to the rear opening to the block paved patio area, Upvc double glazed window to the side, single panelled fan heater and door leading into:

Kitchen/Breakfast Room

65'7" x 29'6" x 22'11" x 26'2" (20'9 x 7'8)

Fitted with a comprehensive range of wall, drawer and base units with complimentary roll top work surfaces over, inset one and half bowl sink and drainer unit with mixer tap over, Upvc double glazed windows to the rear elevation overlooking the garden, space for under counter fridge and freezer, void and plumbing for washing machine, built in under stairs storage cupboard with shelving, built in eye level double oven and 4 ring gas hob, splash back tiling, tiled effect laminate cork floor tiles.

Upvc double glazed door opening to the rear porch and access to the garage via a side courtesy door.

Downstairs W/C

Two piece cloakroom suite comprising: Back to the wall push flush w/c, wall mounted wash hand basin, chrome heated towel rail, chrome fixtures, Upvc double glazed frosted window to the front elevation and modern partial wall ceramic tiling and tiled floor.

First Floor Accommodation

Landing

Upvc double glazed window to the half landing, loft access hatch giving access to a partially boarded loft space with pull down ladder. Built in airing cupboard with slatted shelving housing the hot water tank and doors into:

Bedroom One

32'9" x 32'9" x 32'9" x 13'1" plus robes and doorway (10'10 x 10'4 plus robes and doorway)

Upvc double glazed window to the front elevation with views over Halkyn Mountain, wall light points, fitted with a range of built in wardrobes with hanging rail and storage space and single panelled radiator.

Bedroom Two

36'1" x 32'9" x 22'11" x 13'1" (11'10 x 7'4)

Upvc double glazed window to the rear elevation, over head storage cupboards and single panelled radiator.

Bedroom Three

22'11" x 16'4" x 22'11" x 22'11" (7'5 x 7'7)

Upvc double glazed window to the front elevation and double panelled radiator.

Bedroom Four

22'11" x 29'6" x 26'2" x 22'11" (7'9 x 8'7)

Upvc double glazed window to the rear elevation and single panelled radiator.

Bathroom

Four piece suite comprising: Glazed shower enclosure with bi-fold door, wall mounted mira event xs power shower,

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low level flush w/c, pedestal wash hand basin and bidet. Full wall tiling, Upvc double glazed frosted window to the front elevation, chrome heated towel rail and tiled floor.

Outside

The property is accessed via a block paved driveway which provides ample off road parking for a number of vehicles and access to the integral single bay garage. A block paved hard standing to the right hand side is ideal for additional parking or storage for a caravan, camper or boat. The garden to the rear is mainly laid to lawn with low maintenance gravelled border and deep well stocked flower borders with a block paved seating area and bound by wood fence panelling.

To Arrange A Viewing

Viewings are strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Flint 01352 762300 or flint@reidandroberts.com

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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 for yourself. We deal with all major Banks and Building

Societies and can look for the most competitive rates around. For more information please call 01352 762300.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS

To 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. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours

Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

These particulars, whilst believed to be accurate are set out as a general outline only No responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mention have not been tested and Reid and Roberts accept no responsibility for their working order 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Road Map



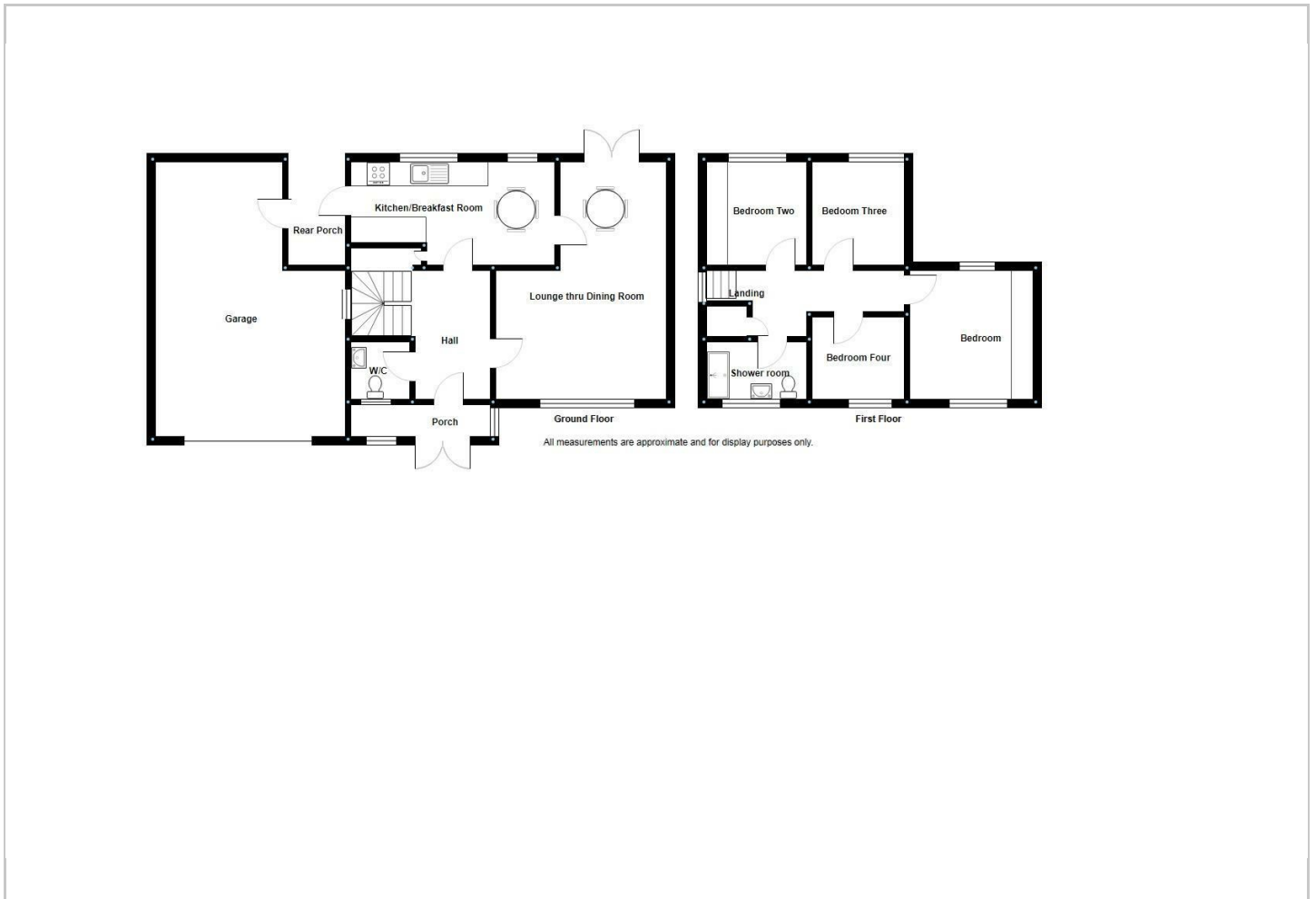
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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