



12 Llys Curig

Oakenholt, Flint, CH6 5FW

Offers Around £220,000



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Accommodation Comprising:

Wall mounted courtesy light.

Upvc double glazed composite door with frosted glazed panel opens to:

Enclosed Porch

Single panelled radiator, electric meter box and door opening into:

Lounge

10'3" x 15'9" (3.14 x 4.82)

Upvc double glazed window to the front elevation, double panelled radiator, aerial socket and wood effect laminate flooring.

Door into:

Inner Hallway

Stairs leading to the first floor accommodation, wall mounted thermostat, smoke detector and wood effect laminate flooring.

Doors into:

Cloakroom W/C

Modern two piece cloakroom suite comprising: Low level, push flush w/c, wall mounted wash hand basin, splash back tiling, extractor fan and wood effect laminate flooring.

Kitchen/Diner

29'6" x 9'10" x 22'11" x 36'1" plus diner 29'6" x 19'8" (9'3" x 7'11" plus diner 9'6" x 7'10" (2.84m x 2.39)

Housing a comprehensive range of modern wall, drawer and base units (one wall cupboard housing the central heating 'combi' boiler) complimentary roll top work surfaces over with matching up stand. Inset stainless steel one and a half bowl sink and

drainer unit with mixer tap over, Upvc double glazed window to the rear elevation. Built in stainless steel electric oven with 4 ring gas hob over, stainless steel splash back and extractor hood, space for fridge freezer, void and plumbing for free standing washing machine and tumble drier and vinyl flooring.

Dining Area: Upvc double glazed French doors opening to the rear patio area, under stairs storage cupboard and vinyl flooring.

First Floor Accommodation

Landing

Upvc double glazed window to the side elevation, single panelled radiator, built in storage cupboard, loft access hatch and carpeted flooring.

Master Bedroom

9'1" x 8'10" max (2.76 x 2.71 max)

The room benefits from two Upvc double glazed windows to the front, double panelled radiator, carpeted flooring and door into:

En-Suite Shower Room

Three piece suite comprising: Double shower enclosure with glazed sliding door, wall mounted thermostatic shower and modern tiling, Low level push flush w/c and pedestal wash hand basin. Upvc double glazed frosted window to the side elevation, single panelled radiator, extractor fan and vinyl flooring.

Bedroom Two

11'5" x 8'9" (3.43 x 2.68)

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

Bedroom Three

9'10" x 7'2" (3.0 x 2.20)

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

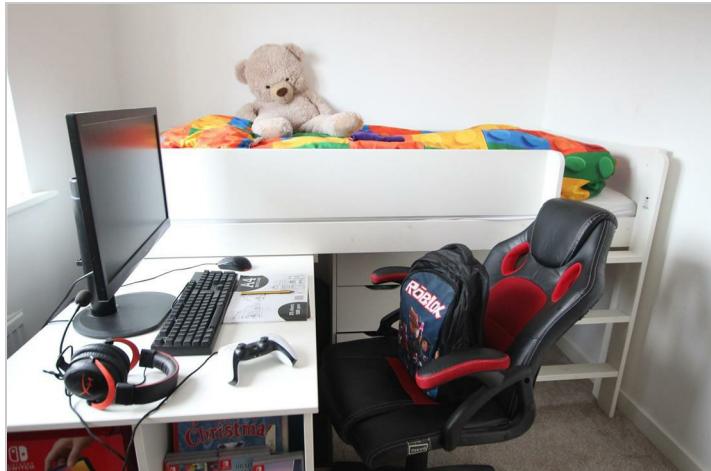
Family Bathroom

Modern three piece white suite comprising: Panelled white bath, low level push flush w/c and pedestal wash hand basin, single panelled radiator, ceramic tiled splash back and vinyl flooring.

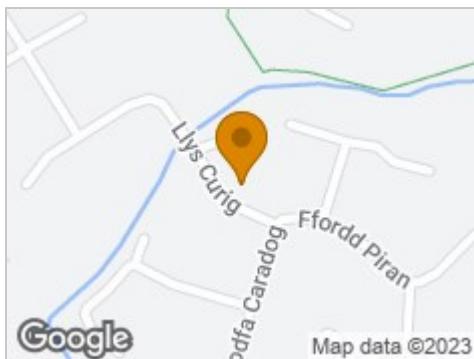
Outside

The property is approached via a driveway which provides off road parking for 2 vehicles and a pathway to the front entrance with decorative flower border to the side.

The enclosed garden to the rear is accessed via a wooden gate to the side of the property with a paved pathway leading to the patio area and rear access. The rear garden is generally laid to lawn and enclosed via wood fence panelling.



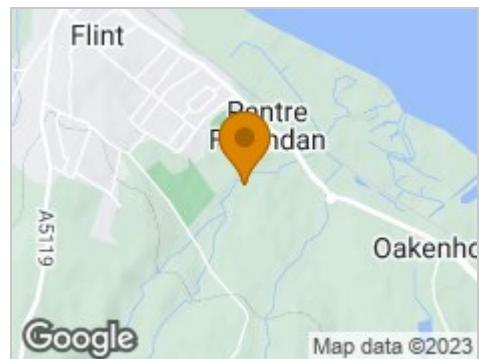
Road Map



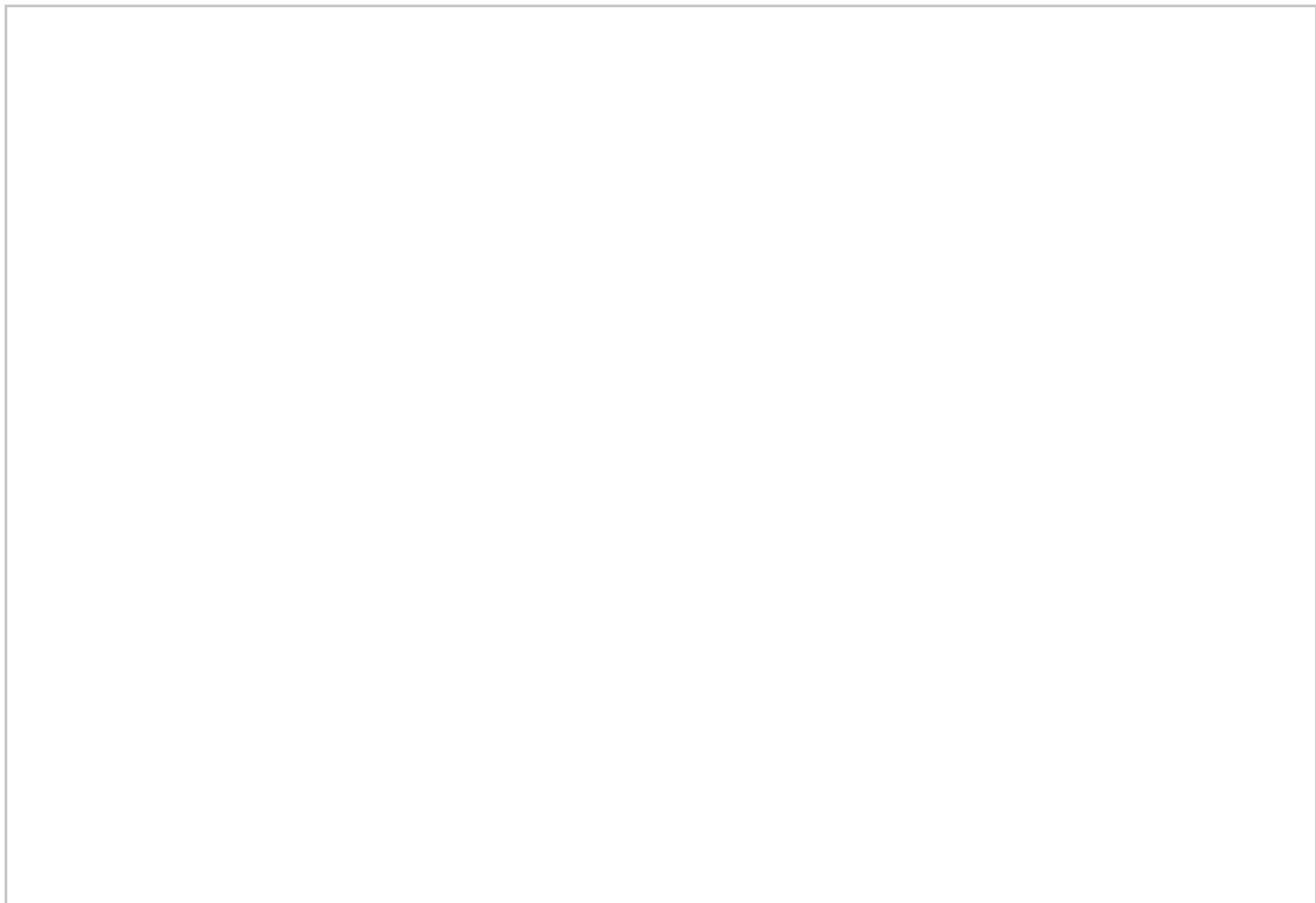
Hybrid Map



Terrain Map



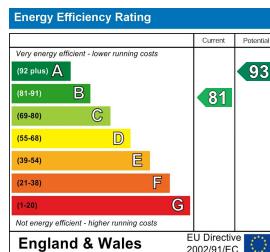
Floor Plan



Viewing

Please contact our Reid & Roberts - 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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