



## 14 Cadnant Drive

Bagillt, Flintshire, CH6 6HA

£215,000



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## Accommodation Comprises:

Step up to Upvc double glazed front door:

### Entrance Hall:

Storage cupboard, single panelled radiator, wood effect laminate flooring.

### Lounge:

14'9 x 12'5 (4.5m x 3.78m)

Upvc double glazed window to the front elevation, wood effect laminate flooring, fire surround with gas living flame fire, coved ceiling and double panelled radiator,

Door leading to Inner hallway and double doors opening into:

### Dining Room/Occasional Bedroom

13'3 x 9'3 (4.04m x 2.82m)

Having wood effect laminate flooring, radiator and double glazed 'French' doors opening into:

### Sun Room/Orangery

20'5 x 8'0 (6.22m x 2.44m)

Double glazed units to two sides and patio doors leading out to the rear garden.

### INNER HALLWAY

Loft access hatch pull down ladder and boarded loft area, laminate flooring and giving access to:

### Kitchen

14'9 x 9'3 (4.5m x 2.82m)

Fitted with a contemporary range of wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splashback wall tiling, integrated appliances to include four ring gas hob with electric oven beneath and extractor hood over, dishwasher, fridge and freezer. Central heating radiator, tiled flooring, loft access point with pull down ladder, double glazed windows to the front and side elevation.

### Utility Room

9'2 x 4'8 (2.79m x 1.42m)

Having void and plumbing for washing machine and tumble

dryer, low level flush w.c., wash hand basin, splash back wall tiling, tiled flooring, radiator and frosted double glazed window overlooking the side elevation.

### Shower Room

9'1 x 8'2 (2.77m x 2.49m)

Fitted with a modern three piece suite comprising shower enclosure with wall mounted thermostatic shower, pedestal wash hand basin and low level flush w.c. Partial wall tiling, tiled flooring, radiator and frosted double glazed window to the side elevation

### Bedroom One

12'3 x 10'2 (3.73m x 3.1m)

Fitted with a range of furniture to include wardrobes Integrated spot lighting, central heated radiator, power points, fitted cupboards with hanging and storage space, window seat with drawer and base units, bedside cabinets, power points and double glazed windows overlooking the rear elevation.

### Bedroom Two

9'3 x 9'0 (2.82m x 2.74m)

With central heated radiator, integrated spotlights and double glazed window overlooking the side elevation.

### OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking for a number of vehicles. There is also a paved pathway leading to the front entrance as well as a garden area with hedge borders. To the side of the property the driveway extends and leads to a detached garage. Gated access leads into the rear garden that has been designed with low maintenance in mind. There is a decked patio area with boundaries defined by wood panelled fencing. The rear garden also benefits from far reaching views over the Dee Estuary and beyond.

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability,

buying position and contact details to :  
flint@reidandroberts.com

**PLEASE NOTE:**

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

**Making An Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

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

**Mortgage Advice**

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**Disclaimer**

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 mentioned may 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.

**Opening Hours**

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

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm  
Saturday 9am - 4pm



### Road Map



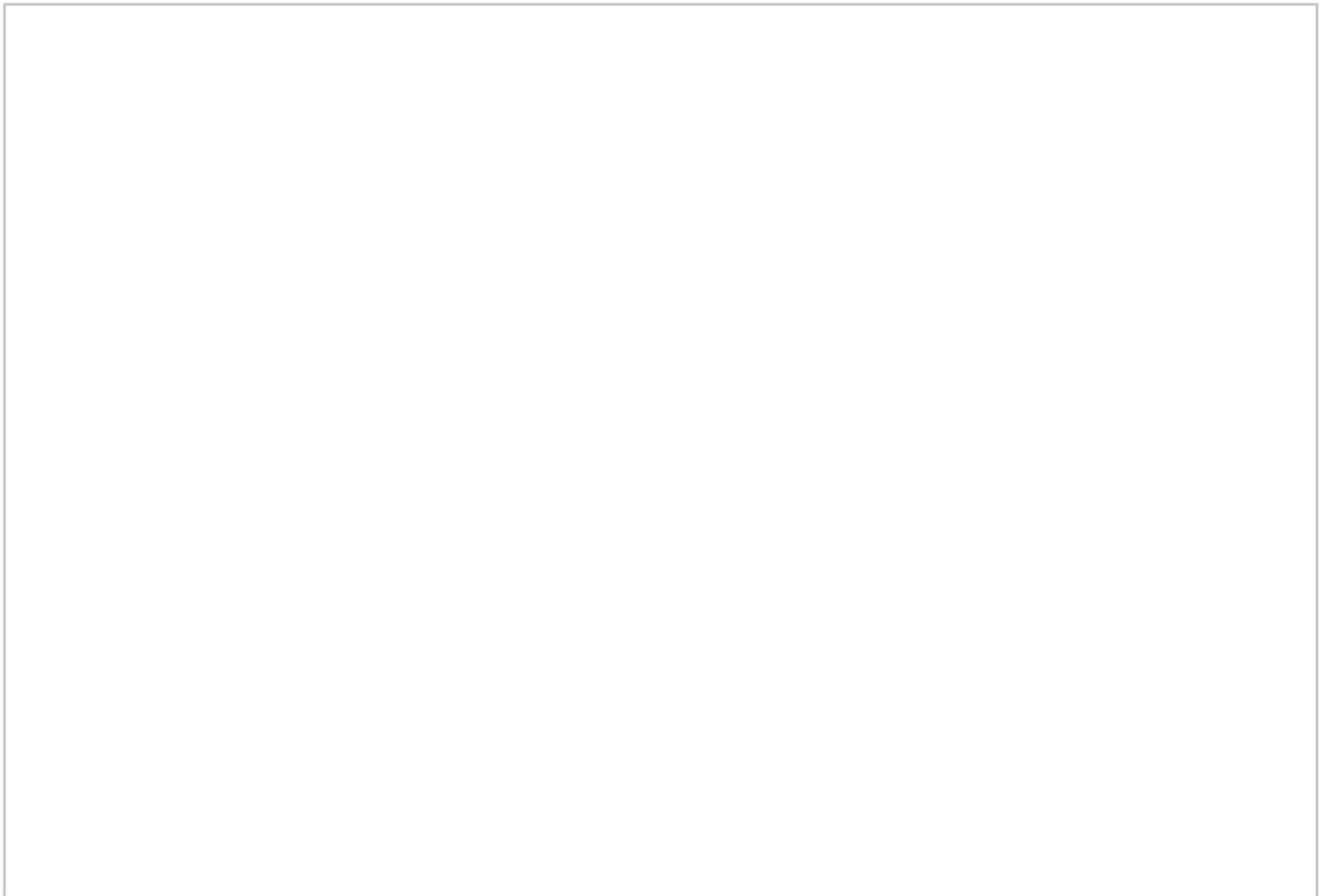
### Hybrid Map



### Terrain Map



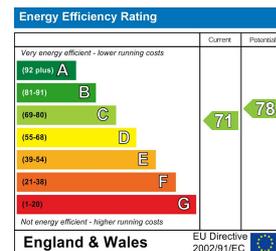
### Floor Plan



### Viewing

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

### Energy Efficiency Graph



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