



84 Windsor Drive

Flint, Flintshire, CH6 5TS

O.I.R.O £340,000



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Accommodation Comprising:

Upvc double glazed door with full size opaque glazed panel and side panel opens to:

'L' Shaped Reception Hall

Spacious and light hallway with, feature brick painted wall with feature inset and wooden shelf, wall mounted coat hangers, phone socket, double panelled radiator, textured ceiling and tiled floor.

Doors into: Lounge, Dining Room, Bedrooms and Bathroom.

Lounge

15'4 x 15'5 (4.67m x 4.70m)

Light and spacious room with an abundance of natural light from the large Upvc double glazed window to the front elevation, double panelled radiator, textured ceiling and cast iron multi fuel burner set on a slate effect tiled hearth with ornate wooden carved surround.

Door leading into:

Dining Room

12'2 x 12'2 (3.71m x 3.71m)

Light and good sized room with two Upvc double glazed windows to the rear elevation, Upvc double glazed door with opaque glazed full size unit, double panelled radiator and partially tiled and wood effect vinyl flooring.

Archway into Kitchen and Door leading into Hallway

Kitchen

11'8 x 10'8 (3.56m x 3.25m)

Housing a comprehensive range of wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit with mixer tap over, splash back tiling, Upvc double glazed window overlooking the rear garden, integrated electric double oven with 4 ring gas hob and extractor hood over, void and plumbing for slimline dishwasher, tiled floor, recessed spotlights and wood panelled ceiling.

Utility Room

15'x 6' (4.57m x 1.83m)

Located adjacent to the property accessed via the rear garden.

Housing the electric meter, void and plumbing for washing machine, central heating Worcester boiler (3 years old) two Upvc double glazed window and Upvc double glazed door with glazed panel.

Bedroom One

23'4 x 12' (7.11m x 3.66m)

Large light and spacious bedroom with an abundance of natural light from two Upvc double glazed windows to the front elevation, 2 x double panel radiators and carpeted flooring.

Bedroom Two

12'2 x 10' (3.71m x 3.05m)

Upvc double glazed window to the side elevation, double panelled radiator, ariel socket and textured ceiling.

Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)

Upvc double glazed windows to the rear elevations, loft access hatch and single panelled radiator.

Bathroom

10'3 x 7'7 (3.12m x 2.31m)

Four piece suite comprising: panelled bath, shower enclosure, pedestal wash hand basin and low level dual flush w/c. Upvc double glazed frosted window to the side elevation, full wall tiling, tiled floor, wall mounted towel rail and textured and coved ceiling.

Outside

The property is accessed via a double driveway, each side secured with traditional five-bar farm gates. To the left, a block-paved driveway extends to the side of the house, leading to a wooden-structured garage with double wooden doors. On the right, a paved hard standing area provides ideal space for the storage of a caravan or camper. The garden features a well-maintained lawn and a paved patio area, all bordered by mature, living laurel hedging for privacy. Raised flower beds add color and charm, while a paved pathway leads to the front entrance, enhancing the property's welcoming appeal.

To the side there is a wooden gate providing access to the rear, paved patio garden which offers an inviting outdoor space, complete with an overhead canopy providing shade and privacy. A stone retaining wall adds structure and character, complemented by well-stocked flower beds filled with mature plants, shrubs, and bushes, creating a vibrant and secluded setting.

Garage

Wooden built structure with double wooden gates to the front providing access.

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 have 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.

Tel: 01352 762300

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

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

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:

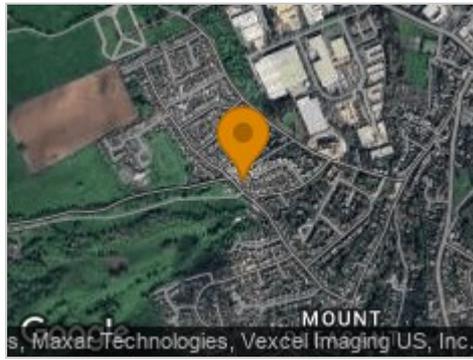
The agents can accept no responsibility and appointments are carried out completely at viewers own risk.



Road Map



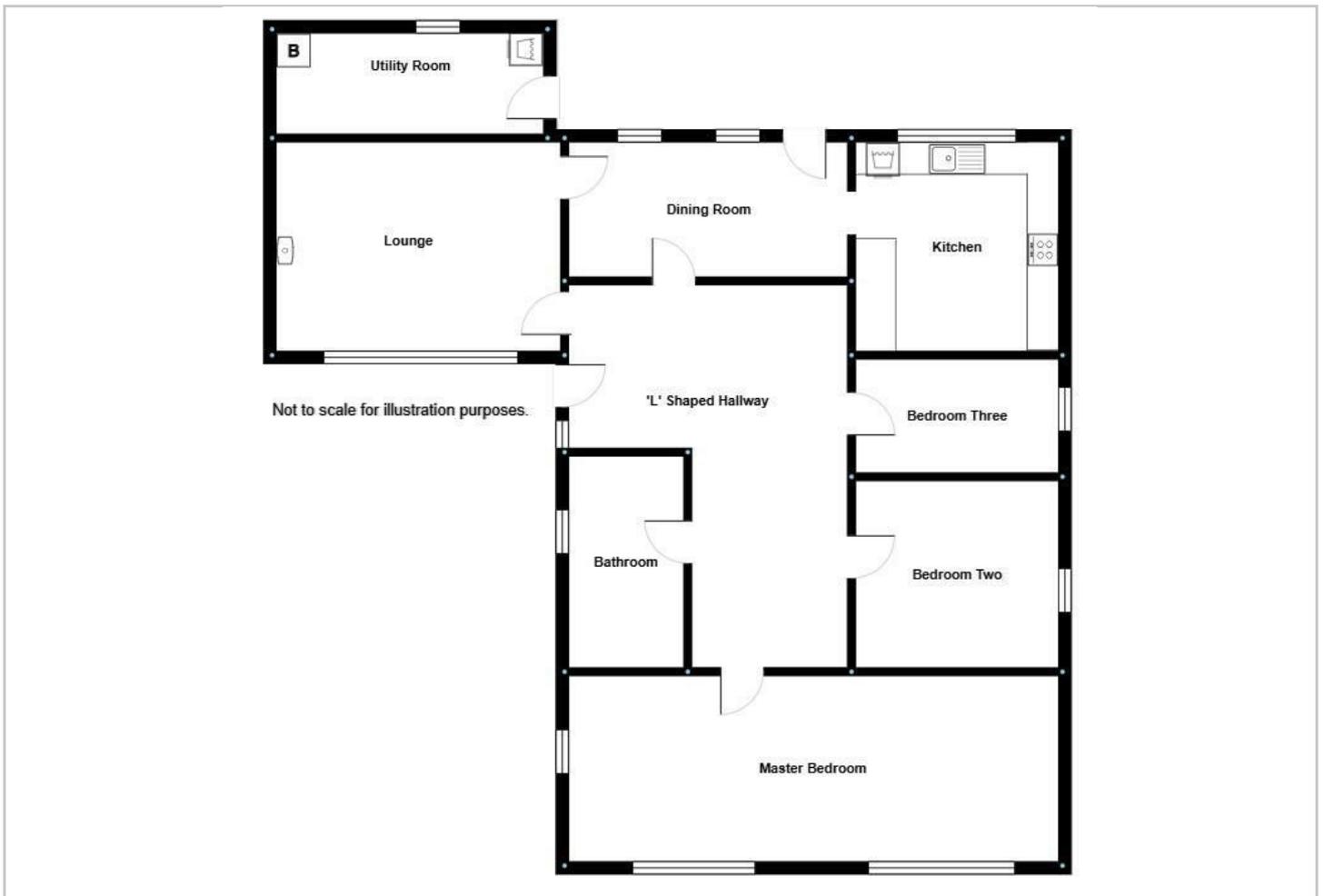
Hybrid Map



Terrain Map



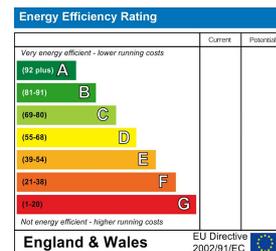
Floor Plan



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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