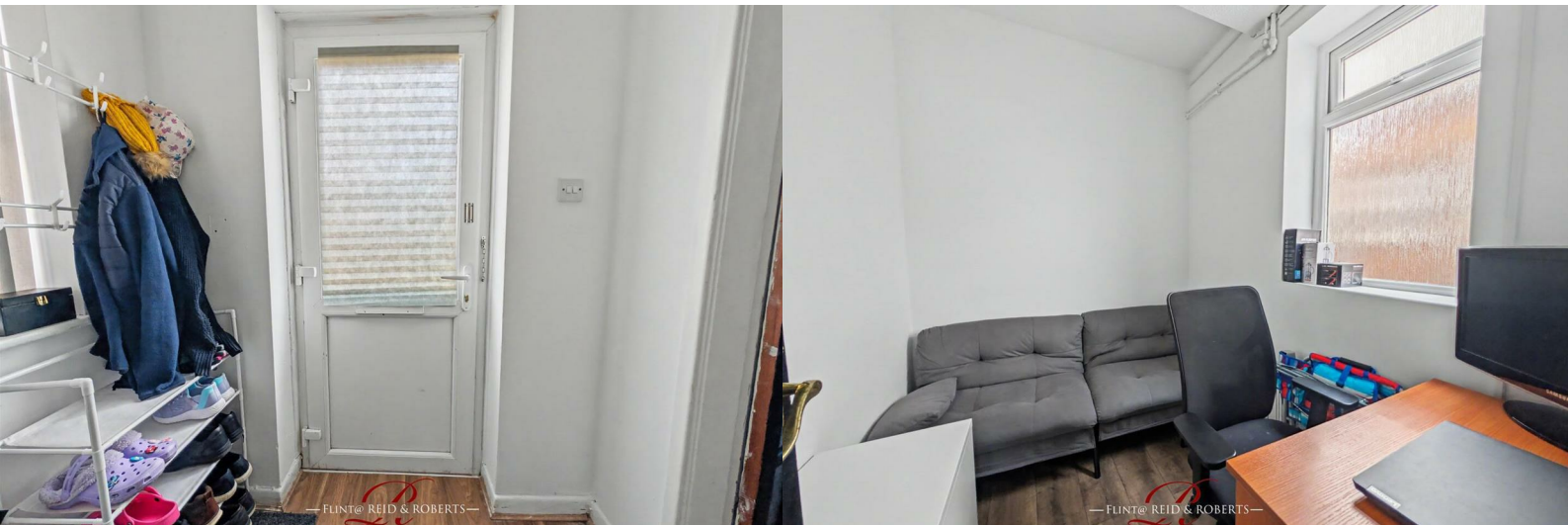




## 108 Prince Of Wales Avenue

Flint, Flintshire, CH6 5JT

£175,000



# 108 Prince Of Wales Avenue

Flint, Flintshire, CH6 5JT

£175,000



## Accommodation Comprising:

Steps up to Upvc double glazed door with frosted glaze panel opening into:

### Entrance Hall

Upvc double glazed window to the side elevation, stairs leading to the first floor accommodation, under stairs storage cupboard, double panel radiator and doors into:

### Study:

6'8 x 5'11 (2.03m x 1.8m)

Frosted double glazed window to the side elevation, wood effect laminate flooring.

### Lounge

14'3 x 12'7 (4.34m x 3.84m)

Feature brick fire surround with tiled hearth and wooden mantle. Alcove storage cupboard, Air conditioning unit, Upvc double glazed window to the front elevation and textured ceiling.

Archway to:

### Kitchen:

12'6 x 8'1 (3.81m x 2.46m)

Housing range of wall and base units with roll top work surfaces over, stainless steel sink and drainer unit, void and plumbing for washing machine and tumble dryer. Space for free standing cooker. Wall mounted central heating boiler, Upvc double glazed window to the rear elevation and double panelled radiator

Door into:

### Rear Hallway

Giving access to the ground floor W.C. and having Upvc double glazed door leading to the rear garden.

### Ground Floor W.C.

Fitted with a two piece quite comprising low level flush W.C. and a wash hand basin. Vinyl flooring and double glazed window to the side elevation.

### First Floor Accommodation

### Landing

Upvc double glaze window to the side elevation, double panel radiator, loft access, hatch and doors into:

### Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

Upvc double glazed window to the rear elevation, single panelled radiator, and built-in cupboard housing the central heating water tank.

### Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

Upvc double glazed window to the front elevation, double panelled radiator and wall mounted storage cupboards.

### Bedroom Three

9'2 x 8'10 (2.79m x 2.69m)

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

### Shower Room

8'6 x 6'9 (2.59m x 2.06m)

Fitted with a three piece suite comprising: Corner entry glazed shower cubicle with full wall tiling and electric wall mounted shower, pedestal wash basin, low level flush WC, extractor fan, built-in airing cupboard with slatted shelving, partial wall and floor tiling

### Outside

The property is approached to the front via a wrought iron gate which opens to a concrete pathway which leads to the front entrance and continues to the side of the property. The garden to the front is mainly laid to lawn with chain link fencing to the boundary.

A wooden gate to the sides provides access to the rear garden. The garden to the rear is mainly laid to lawn with wooden structures proving ample storage.

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

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

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### 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.

### 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.

### 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

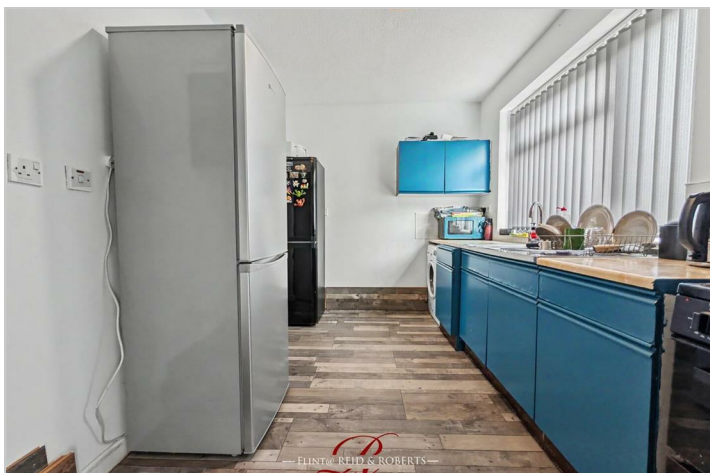
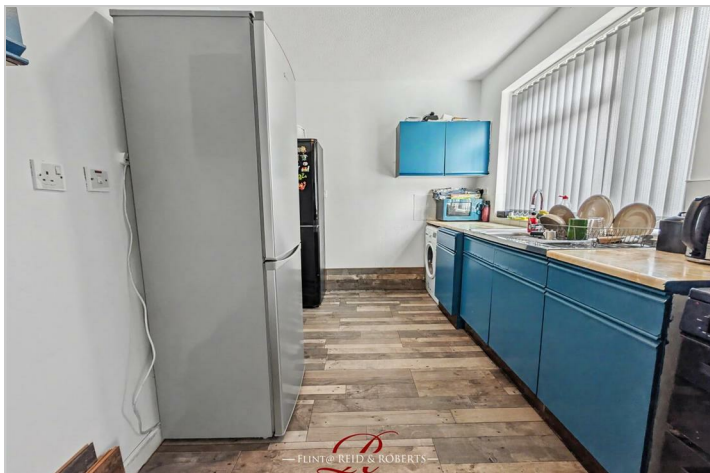
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

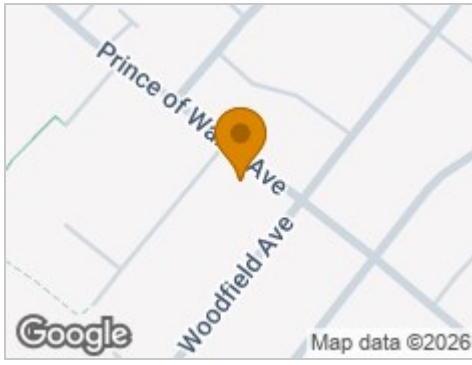
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

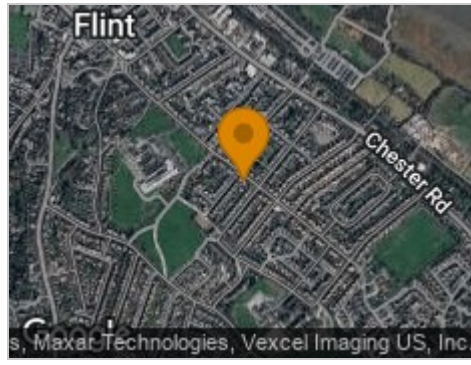
Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



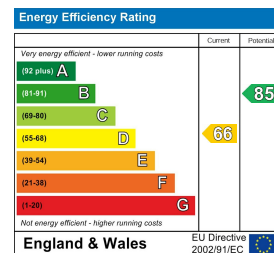
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.