Reid & McGlade

PROPERTY GROUP

19 Ffordd Madog

Oakenholt, Flint, CH6 5GF

Offers Over £249,950

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Accommodation Comprising:

Overhead canopy porch, courtesy light and Upvc double glazed composite door with glazed panel opens to:

Entrance Hall

Double panelled radiator, wood effect laminate flooring, stairs leading to the first floor accommodation and under stairs storage cupboard.

Doors into:

Cloakroom W/C

Two piece white suite comprising: low level, push flush w/c and pedestal wash hand basin with mixer tap over, double panelled radiator, Upvc double glazed window to the front elevation and tile effect laminate flooring.

Lounge

17' x 9'6 (5.18m x 2.90m)

Upvc double glazed dual aspect windows to the front and side elevations, double panelled radiators and carpeted flooring.

Kitchen/Dining Room

17'9 x 8 '6 (5.41m x 2.44m '1.83m)

Housing a comprehensive range of contemporary grey wall, drawer and base units, with white handles, square edge complimentary work surfaces and upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap over, marble effect Metro splash back tiling, Upvc double glazed window to the rear elevation, built in eye level double oven, 4 ring stainless steel gas hob and extractor, recess spotlights, integrated fridge/freezer, cupboard housing central heating boiler, void and plumbing for washing machine, grey tile effect laminate flooring.

Dining and Family area - open plan design with space for a dining table and lounge furniture, Upvc double glazed floor to ceiling units to the side elevations and Upvc double glazed French doors opening to the rear garden.

First Floor Accommodation

Landing

Upvc double glazed window to the side elevation, built in airing cupboard with slatted shelving and loft access hatch.

Master Bedroom

11'6 x 8'9 (3.51m x 2.67m)

Upvc double glazed window to the side elevation, double panelled radiator and two built in wardrobes with hanging rail and carpeted flooring

Door into:

En - Suite Shower Room

8'9 x 3'1 (2.67m x 0.94m)

Three piece modern white suite comprising: low level push flush w/c, pedestal wash hand basin, tiled shower cubicle with glazed sliding doors, splash back tiling, Upvc double glazed window to the rear elevation, double panelled radiator and tiled floor and wall mounted shaver socket.

Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

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

Bedroom Three

9'9 x 8'3 (2.97m x 2.51m)

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

Family Bathroom

Three piece white modern suite comprising: Panelled bath with mixer tap and shower attachment, low level push flush w/c and pedestal wash hand basin and modern splash back tiling, Upvc double glazed window to the front elevation and chrome heated towel rail.

Outside

The property is approached via a paved pathway with dwarf brick wall and wrought iron railings that leads to the front entrance. To the side of the property there is a compact lawned area with live hedging border.

A driveway to the rear of the property provides off road parking for 2 vehicles.

To the side of the property there is a partially walled garden providing privacy, the garden is mainly laid to lawn with a paved pathway and patio area.

Disclaimer

Estate Management Charge: Although the property is

Freehold, an annual charge is payable to Greenspace towards the maintenance of communal landscaped, grassed and play areas within the development. Buyers should confirm the current charge and terms through their solicitor.

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.

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 MORTAGE 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

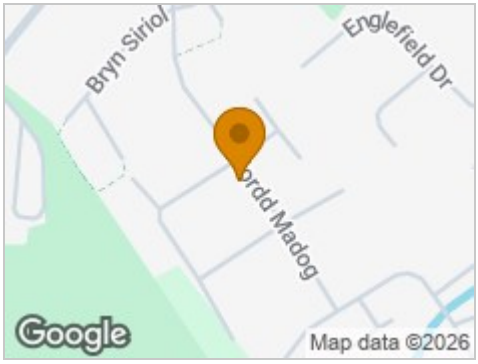
To Arrange A Viewing

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.

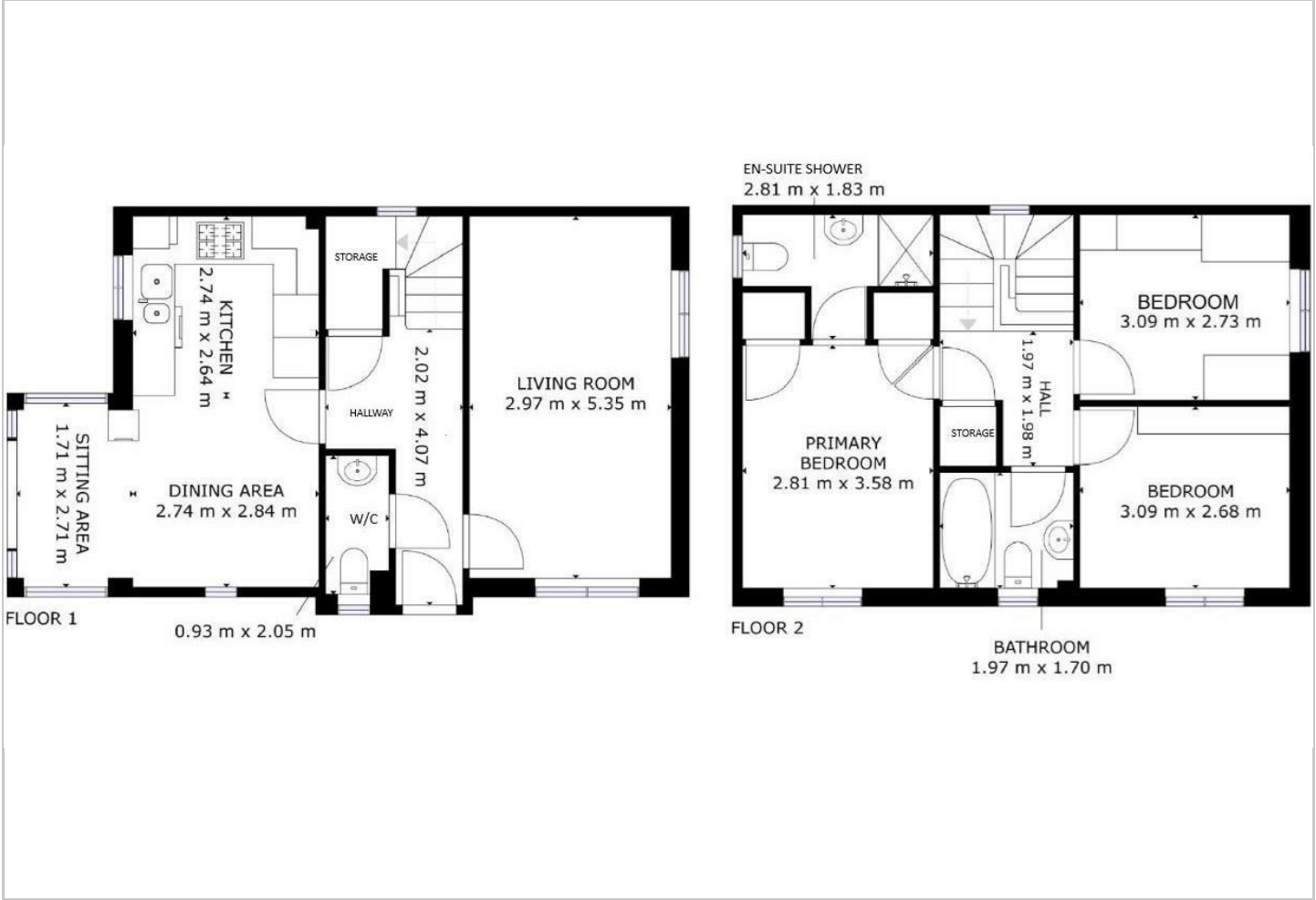
Road Map



Hybrid Map

Terrain Map

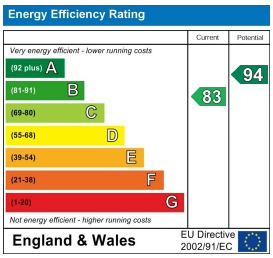
Floor Plan



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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