Reid & McGlade

PROPERTY GROUP

Ferndale High Street

Bagillt, Flintshire, CH6 6HE

Offers Around £140,000

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Accommodation comprises:
Storm porch, Step up to upvc double glazed front door, opening into:

Entrance Hall:
Wood Effect laminate flooring, double panelled radiator, coved ceiling and stairs leading to the first floor accommodation.
Doors into:

Lounge:
11'5 x 11'1 (3.48m x 3.38m)
Upvc double glazed bay window with decorative stained glass panels to the front elevation, picture rail, coved and textured ceiling, wooden fire surround with tiled hearth and living flame gas fire.

Dining Room:
11'5 x 11'8 (3.48m x 3.56m)
Upvc double glazed windows to the side and rear, double panelled radiator, textured ceiling, wooden fireplace and tiled hearth with opening for an open fire, alcove storage cupboard and further understairs storage cupboard.
Opening into:

Kitchen:
12'8 x 8'5 (3.86m x 2.57m)
Housing a range of wall, drawer and base units, with tiled splash back, one and a half sink unit and drainer with mixer tap over, four ring gas hob and built in oven, double panelled radiator, space for fridge, freezer and washing machine, tiled flooring, wall mounted gas central heating boiler, Upvc double glazed window to the side and rear, double glazed Upvc door to the side elevation leading to outside.

FIRST FLOOR ACCOMMODATION

Landing
Gallery banister, loft access hatch and doors into:

Bedroom One:
14'6 x 11'6 (4.42m x 3.51m)
Two Upvc double glazed windows to the front elevation, double panelled radiator, picture rail and cast iron fireplace.

Bedroom Two:
11'6 x 11'2 (3.51m x 3.4m)
Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling and picture rail.

Storage Room:
4'8 x 5'2 (1.42m x 1.57m)
Upvc double glazed window to the side elevation.

Family Bathroom:
Fitted with a four piece suite to include: Pedestal wash hand basin with mixer tap over, low level flush w.c, fitted bath with mixer tap over, and a shower cubicle with wall mounted thermostatic shower, fully tiled walls and flooring, double panelled radiator and Upvc frosted double glazed window to the rear elevation.

Outside:
The property is approached via a paved pathway leading to the front door, and a mainly laid to lawn garden surrounded by mature bushes and shrubs. The pathway continues down the side of the property giving access into the rear.

To the rear of the property there is a concrete garden area with hedge and shrub borders and a parking space.

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.

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.

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

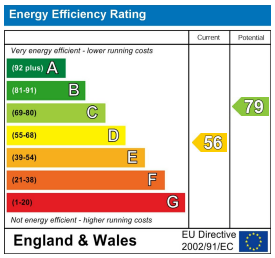
Terrain Map

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



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