



12 Cae Derw
, Flint, CH6 5UD

£150,000



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Accommodation Comprises:

Upvc double glazed door with glazed panel opens to :

Enclosed Porch

Upvc double glazed units to the side elevations and door opening to:

Lounge

17'2 x 11'6 (5.23m x 3.51m)

Stairs leading to the first floor accommodation, Upvc double glazed window to the front elevation, dado rail, feature fire surround with marble effect inset and hearth, wood effect laminate flooring, coved ceiling and plaster panel.

Door into:

Kitchen/Dining Room

14'8 x 8'5 (4.47m x 2.57m)

Housing a range of wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap over, splashback wall tiling, space for freestanding electric cooker, void and plumbing for washing machine, and space for free standing fridge/freezer. Built in understairs cupboard housing central heating boiler, Upvc double glazed window to the rear elevation, vinyl flooring, single panelled radiator and door opening to the rear garden.

FIRST FLOOR LANDING

Landing

Upvc double glazed window to the side elevation and doors into:

Bedroom One

13'3 x 8'3 (4.04m x 2.51m)

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

Bedroom Two

12'7 x 8'5 (3.84m x 2.57m)

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

Bedroom Three

9'4 (max) x 6'2 (2.84m (max) x 1.88m)

Built in over stairs storage cupboard, Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bathroom

8'7 x 6'1 (2.62m x 1.85m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower over, low level flush w/c and pedestal wash hand basin, partial wall tiling, Upvc double glazed frosted window to the rear elevation and single panelled radiator.

Outside

The property benefits from an attractive front garden, predominantly laid to lawn, alongside a driveway providing off-road parking for two vehicles and leading to a detached single garage with up and over door, power and light. Gated side access leads conveniently to the rear garden.

To the rear, the garden can be accessed directly from the Kitchen and offers a pleasant outdoor space, featuring a lawned area and an elevated decked seating area, ideal for al fresco dining, entertaining guests or simply relaxing during the warmer months.

The enclosed rear garden creates a practical and enjoyable extension of the living accommodation, perfect for families and those who enjoy outdoor living.

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.

Tel: 01352 762300

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

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.



Road Map



Hybrid Map



Terrain Map



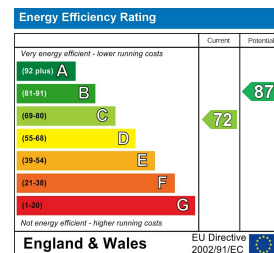
Floor Plan



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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