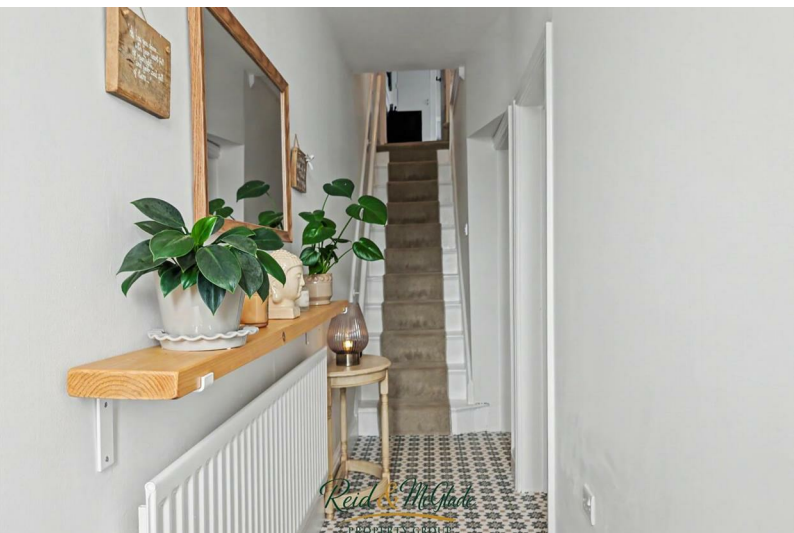




6 Cornist Road

Flint, Flintshire, CH6 5HG

£225,000



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Accommodation Comprises:

Overhead canopy porch, step up to entrance through Upvc composite traditional style door with glazed unit above which opens into:

Reception Hall

With decorative vinyl flooring, stairs leading to the first flooring accommodation and single panelled radiator.

Doors leading to:

Lounge

14'6" x 11'10" (4.42 x 3.61)

This elegant reception room combines modern comfort with timeless character. A bay window fitted with plantation shutters allows an abundance of natural light while the cast iron fire and wooden mantle create a cosy focal point, finished in neutral tones with cream carpet. The living room also benefits from built in storage, and a double panelled radiator.

Reception Room

12'6" x 11'11" (3.81 x 3.63)

At the centre of the house is this second reception room with a double panel radiator, built in under stairs storage cupboard and opening into:

Kitchen

15'6" x 9'2" (4.72 x 2.79)

Housing a comprehensive range of wall and base units with complimentary work surfaces over, one and half ceramic sink unit with drainer and mixer tap over, white tiled splash backs, range cooker with extractor hood over, space for fridge freezer, void and plumbing for washing machine, integral dishwasher, recessed spot lights.

Inner Hallway

Upvc double glazed door leading to the rear garden, breakfast bar, double panelled radiator, Velux window, and door into rear annex:

Shower Room

Fitted with a three piece suite comprising tiled shower cubicle with wall mounted thermostatic shower, low level flush w.c. and pedestal wash hand basin set in a vanity unit, sky light, decorative flooring and heated towel rail.

Study/Occasional Bedroom

11'2" x 8'3" (3.40 x 2.51)

Upvc double glazed window to the side elevation, double radiator and tile effect vinyl flooring, and neutrally decorated through.

Door into:

Utility Room

Upvc double glazed window the the rear elevation, double panel radiator, tiled flooring and wall mounted central heating boiler.

Upvc double glazed door leading to the rear garden.

STAIRS FROM HALLWAY LEAD TO:

Landing

Spacious landing with access to the partially boarded loft, and doors into:

Bedroom One

15'11" x 11'9" (4.85 x 3.58)

Two Upvc double glazed windows to the front elevation, double panelled radiator neutrally decorated with cream carpet flooring..

Bedroom Two

10'11" x 9'4" (3.33 x 2.84)

Double glazed window to the side elevation, single panelled radiator, built in storage cupboard and dado rail.

Bedroom Three

9'11" x 5'10" (3.02 x 1.78)

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

Bathroom

The family bathroom is fitted with a three piece suite comprising: panelled bath with thermostatic shower over and glazed shower screen, pedestal wash hand basin, low level flush w/c, Upvc double glazed frosted window to the side elevation, wall mounted heated towel rail, white metro partially tiled walls, tile effect vinyl flooring.

Outside

The property is approached via a wooden gate which opens to a low maintenance dwarf walled paved garden area. A paved pathway to the side leads to the rear enclosed garden via wooden gate.

The garden to the rear is made up of artificial turf and a raised decked area with steps down to the lawn, enclosed by brick wall and panelled fencing.

Council Tax and EPC

EPC - C

Council Tax- C

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Tel: 01352 762300

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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. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

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Winter Closing Hours: November to February - Mon-Fri 9am-5pm

Please Note: 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.

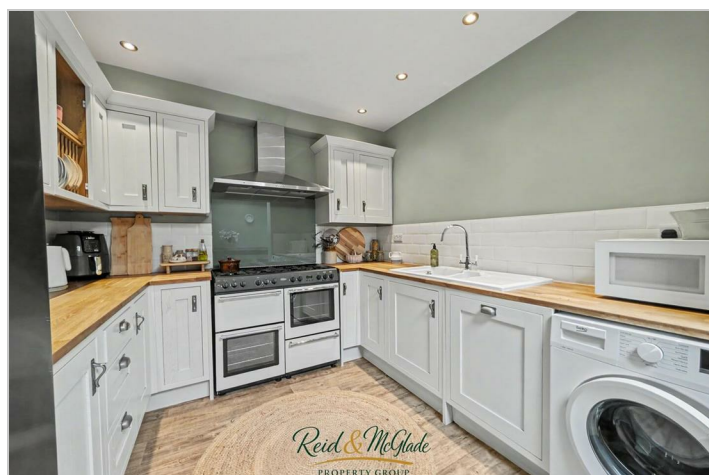
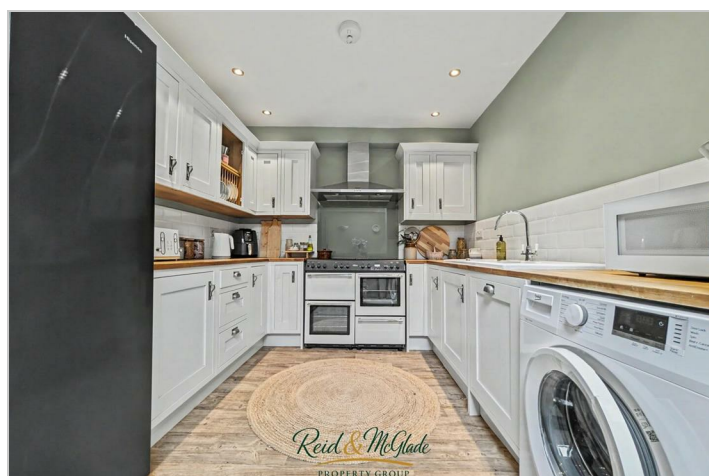
Disclaimer

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Road Map



Hybrid Map



Terrain Map



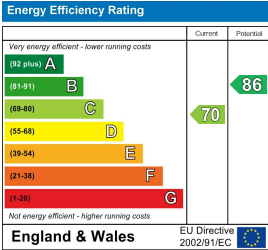
Floor Plan



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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