Reid & McGlade
PROPERTY GROUP

# Bryn Y Garreg

, Flint Mountain, CH6 5QU

O.I.R.O £380,000

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### ENCLOSED PORCH

Dwarf stone wall and wooden windows to the front and side elevations, glazed panel door opening to:

### Lounge

13'11 x 9'5 (4.24m x 2.87m)

A spacious and light-filled room featuring a stone inglenook fireplace housing a cast iron log/multi-fuel boiler, complemented by a wooden mantle over. A wooden window to the front elevation enjoys enviable far-reaching views with a deep sill, and a double panel radiator completes the space.

Archway opening to the Dining Room.

Steps lead up to:

### Bedroom One

12'3 x 11'8 (3.73m x 3.56m)

Wooden windows to the front and side elevations, a double panel radiator, and a loft hatch providing access to the loft storage area.

### Dining Rom

13'6 x 8'4 (4.11m x 2.54m)

Wooden window to the rear elevation, double panelled radiator, beamed ceiling and door into Inner Hallway.

Door Into:

### Sun Room

Requiring some attention, the sun room is a valuable addition to the property, providing a second reception space with views over the garden. The room features wooden glazed units to the side and rear, polycarbonate roof panels, and double French doors opening onto the rear patio area.

### Inner Hallway

Doors into:

### Shower Room

Three piece suite comprising: Corner shower enclosure with sliding glazed doors, wall mounted electric shower, low level flush w/c and pedestal wash hand basin, tiled walls and Upvc double glazed frosted window to the rear elevation.

### Bedroom Two

12'12 x 11'7 (3.96m x 3.53m)

Upvc double glazed window to the front elevation with far reaching views, double panelled radiator and loft access hatch.

### Kitchen

11'3 x 9'1 (3.43m x 2.77m)

Housing a range of wall, drawer and base units with roll-top work surfaces, an inset stainless steel one-and-a-half bowl sink and drainer with mixer tap over. Wooden windows to the side and rear elevations overlook the garden. There is a built-in eye-level oven, four-ring electric hob with extractor over, void and plumbing for a washing machine, along with tiled splashbacks and a tiled floor.

Opening to:

### Rear Porch

Housing the air source central heating pump and electric meter for the solar panels, with a wooden door providing side access to the property.

### Garage

Up and over door, electric and lighting, side courtesy door and single glazed window.

### Property Exterior

The property is accessed from the main road via a short shared access driveway, from which a private driveway sweeps up to the front entrance, providing ample parking, and continues around to the side garage with additional parking provisions.

The elevated front garden has been designed to make the most of the outstanding views across Flint Mountain and the Dee Estuary, mainly laid to lawn with a selection of bedding plants tot he borders and mature trees.
The further elevated rear garden has a hexagonal paved patio area with dwarf wall and steps up to the lawned garden which extends to approximately 0.5 acres and is complemented by a wide selection of flowering shrubs, mature trees and bushes, with open farmland beyond. There is a paved patio area with dwarf wall and steps up to the lawned garden.

Tel: 01352 762300

This truly is the show-stopping feature of the property.

## 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, which are intended as a guide only.

Any appliances mentioned have not necessarily been tested, and Reid & Roberts accepts no responsibility for their working order. Such appliances do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact and 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:

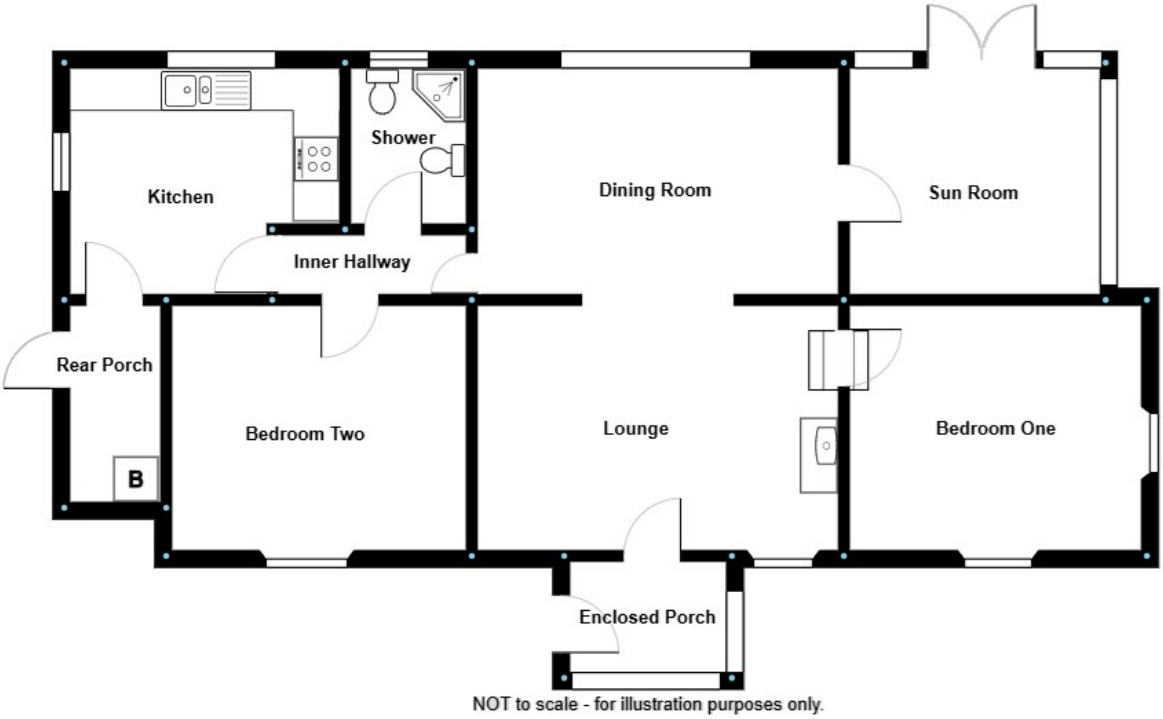
Mon-Fri 9am - 5pm
Saturday 9am - 4pm

## Road Map

## Hybrid Map

## Terrain Map

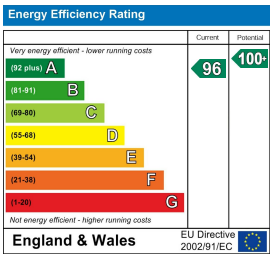
## Floor Plan




## 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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