



2 Garth Ganol

, Flint, CH6 5PB

O.I.R.O £380,000



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Accommodation Comprising:

Upvc double glazed composite door with traditional glazed panel opens to:

Entrance Hallway:

A beautifully presented, light and welcoming entrance hallway, setting the tone for the accommodation throughout. Featuring attractive oak flooring complemented by elegant oak glazed-panel doors, allowing natural light to flow effortlessly between rooms. Further enhanced by a deep coved ceiling, access to the loft space via a ceiling hatch and double panelled radiator. Doors leading to the principal accommodation.

Lounge

A delightful and wonderfully inviting lounge, tastefully decorated in soft neutral tones and enjoying an abundance of natural light through a large uPVC double-glazed bay window overlooking the front garden. The focal point of this charming room is an attractive recessed wood-burning stove, set upon a tiled hearth and complemented by a substantial rustic oak mantel. Further features include attractive wood flooring, deep coved ceiling, wall lights, combining traditional character with modern comfort to create the perfect space for relaxing and unwinding.

Dining Room

A delightful and beautifully presented dining room, conveniently positioned adjoining the kitchen and providing a lovely space for family dining and entertaining. Tastefully decorated in soft neutral tones, the room features attractive wood-effect flooring, a contemporary trio of pendant lights and a radiator. Large uPVC double-glazed sliding patio doors allow an abundance of natural light to flood the room and provide direct access to the garden, creating a wonderful connection between indoor and outdoor living. An open archway leads seamlessly through to the kitchen, making this a particularly practical and sociable space.

Kitchen

A beautifully appointed and spacious galley-style kitchen, thoughtfully designed to combine style with everyday practicality. Fitted with an attractive range of light oak Shaker-style wall, drawer and base units, complemented by stunning black sparkle Granite work surfaces, matching upstands and splash backs. Features include a stainless steel sink with contemporary mixer tap, a freestanding range-style cooker with stainless steel extractor hood above, and space for an American-style fridge freezer. A complimentary breakfast bar provides additional casual dining space, whilst two uPVC double-glazed windows allow an abundance of natural light to flood the room. Further benefits include recessed ceiling spotlights, attractive dark tiled flooring and an open entrance leading seamlessly through to the adjoining dining room, creating a wonderfully sociable arrangement ideal for modern family living.

Master Bedroom

A beautifully presented and generously proportioned master bedroom. Tastefully decorated in soft neutral tones, this delightful room enjoys an abundance of natural light through a Velux roof window and an impressive full-height glazed window arrangement overlooking the garden, complete with elegant plantation shutters. Further features include attractive oak flooring, recessed ceiling spotlights and ample space for bedroom furniture. A door leads through to the private en-suite, completing this wonderful principal bedroom suite.

En suite

A beautifully appointed En-suite shower room, finished to an exceptional standard and creating a wonderfully luxurious, spa-inspired retreat. Featuring an impressive walk-in shower area with contemporary rainfall showerhead and additional handheld attachment, complemented by gorgeous natural stone-effect tiling extending across the walls and floor. The stylish white suite comprises a contemporary washbasin with chrome waterfall mixer tap and low-level WC. Further features include a charming traditional-style radiator with chrome towel rail, recessed ceiling spotlights and a double-glazed window providing natural light and ventilation.

Bedroom Two

A beautifully presented and generously proportioned double bedroom, tastefully decorated in soft neutral tones and benefiting from an impressive range of contemporary fitted furniture. The stylish high-gloss wardrobes provide excellent storage, complemented by matching overhead cupboards, drawer units and a fitted dressing table with mirror. A large uPVC double-glazed window allows plenty of natural light into the room, whilst further features include a radiator, soft fitted carpeting and a contemporary ceiling light fitting, creating a bright, comfortable and practical bedroom.

Shower Room

A beautifully presented and stylishly appointed shower room, finished with attractive warm stone-effect tiling to the walls and floor, complemented by a contrasting decorative mosaic border. The contemporary white suite comprises a generous glazed shower enclosure with chrome-framed sliding doors and an electric shower, a pedestal-style washbasin with chrome mixer tap and a low-level WC. Further features include a uPVC double-glazed frosted window providing natural light and privacy, together with coordinating chrome fittings, creating a bright and practical shower room.

Bedroom Three

A spacious double bedroom, tastefully decorated in soft neutral tones and benefiting from an impressive range of contemporary fitted wardrobes. Finished in an attractive combination of cream high-gloss doors and contrasting walnut-effect surrounds, the fitted furniture provides excellent storage together with overhead cupboards and a recessed television unit. A large uPVC double-glazed window to the front elevation allows plenty of natural light into the room, whilst further features include a radiator, soft fitted carpeting and a ceiling light fitting, creating a comfortable and stylish bedroom.

Bedroom Four

A delightful and beautifully presented fourth bedroom, the room benefits from an impressive range of contemporary white high-gloss fitted wardrobes, incorporating a stylish dressing table with illuminated mirror, drawer storage and overhead lighting. A large uPVC double-glazed window to the front elevation provides plenty of natural light, whilst further features include a radiator, soft fitted carpeting and a contemporary ceiling light fitting. An ideal child's bedroom, guest room or home office.

Family Bathroom

Wall and floor tiling, creating a warm and relaxing atmosphere. The modern white suite comprises a panelled bath, elegantly inset within a tiled surround and complemented by a chrome mixer tap with handheld shower attachment, a sleek wall-mounted vanity unit incorporating a washbasin with chrome mixer tap and useful drawer storage, together with a low-level WC. Further features include recessed ceiling spotlights and a uPVC double-glazed frosted window providing natural light and privacy. A wonderfully presented bathroom combining contemporary styling with everyday practicality.

Garden & Entertaining Area

The property enjoys beautifully maintained and generously proportioned gardens, with an extensive lawned area to the front, complemented by established shrubs, colourful flowering borders and mature hedging, creating an attractive and welcoming approach. A paved pathway leads to the main entrance, whilst the surrounding greenery provides a delightful setting for this impressive detached bungalow.

A particular highlight of the property is the fabulous outdoor entertaining area, featuring a substantial timber-built covered pergola, thoughtfully designed to create a wonderful extension of the living accommodation. Complete with attractive timber decking, decorative lighting and ample space for comfortable outdoor seating, this exceptional area provides the perfect setting for relaxing or entertaining family and friends throughout the warmer months.

For those who enjoy alfresco dining, the entertaining area is further enhanced by a fantastic outdoor cooking station, incorporating a built-in barbecue and traditional-style pizza oven, together with useful preparation and storage areas. Surrounded by established planting and attractive timber fencing, this wonderful space offers a charming and sociable setting for summer evenings and weekend gatherings.

The property further benefits from off-road parking and a garage, providing additional convenience and practical storage.

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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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.

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MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

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Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



Hybrid Map



Terrain Map



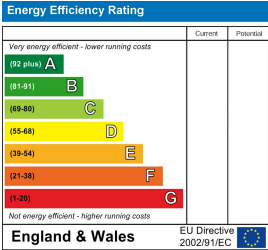
Floor Plan



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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