—Flint@ Reid & Roberts—

INDEPENDENT ESTATE & LETTING AGENTS

14 Coed Onn Road

Flint, Flintshire, CH6 5NE

Offers Over £175,000

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Accommodation Comprises:
Overhead canopy porch, Upvc double glazed door with glazed panels opens to:

Entrance Hall
Stairs leading tot he first floor accommodation, Upvc double glazed window to the side elevation, single panelled radiator, built in understairs storage cupboard housing the central heating boiler, Upvc double glazed door with glazed panels opening to the side and carpeted flooring.

Doors into:

Lounge
12' 7 x 11'9 (3.66m 2.13m x 3.58m)
Upvc double glazed window to the front elevation, double panelled radiator, living flame gas fire set on a marble effect hearth with feature wooden surround and carpeted flooring.

Dining Room
12'7 x 12' (3.84m x 3.66m)
(currently utilised as a sitting room)
Upvc double glazed window to the rear elevation, living flame gas fire set on a marble effect hearth and wooden surround and carpeted flooring.

Kitchen/Breakfast Room
15'4 x 6'8 (4.67m x 2.03m)
Housing a comprehensive range of cream glass units with chrome handles and roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, splash-back tiling, built in electric oven with four ring gas hob over and stainless steel extractor hood, void and plumbing for washing machine and dishwasher, space for fridge freezer, vinyl flooring, Upvc double glazed window to the side elevation and sliding patio door opening to the rear garden.

First Floor Accommodation

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

Bedroom One
12'7 x 12' (3.84m x 3.66m)
Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bedroom Two
12'7 x 12'2 (3.84m x 3.71m)
Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Bedroom Three
Upvc double glazed window to the front elevation, single panelled radiator, loft access hatch and carpeted flooring.

Bathroom
Four piece modern white suite comprising: panelled with chrome taps and handles, pedestal wash hand basin, low level flush w/c and corner entry shower cubicle with glazed door and wall mounted shower. Full wall tiling, vinyl flooring and Upvc double glazed frosted window to the rear elevation.

Outside
Outside, the property boasts well-maintained lawned gardens to the front and rear, enclosed by timber fencing for privacy. A concrete driveway is accessed via double wrought iron gates and provides ample off-road parking which continues to the side of the property, leading to a detached sectional garage at the rear.

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

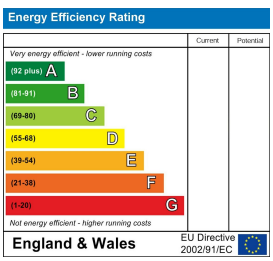
Floor Plan

Not to scale - for illustration purposes only

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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