



## 82 Maes Gwyn

Flint, Flintshire, CH6 5EE

O.I.R.O £85,000



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## Accommodation Comprising:

Step up to upvc double glazed front door with obscured glass inset into:

## Enclosed Porch:

4'11 x 4'5 (1.5m x 1.35m)

Upvc double glazed obscure windows to the front and side elevations, upvc door into:

## Entrance Hall:

Double panelled radiator, stairs to first floor accommodation, doors into:

## Lounge:

21'11 x 11'10 (combined) (6.68m x 3.61m (combined))

Upvc double glazed window to the front elevation, single panelled radiator, carpet flooring opening into:

## Dining Room:

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

## Kitchen:

8'11 x 8'0 (2.72m x 2.44m)

Housing a range of wall units, with hard wood work surfaces stainless steel sink unit and drainer with dual taps over, space for free standing cooker, understairs storage cupboard with shelving unit, patial wood flooring and vinyl flooring, upvc double glazed window to the rear elevation, upvc double glazed door to the side elevation giving access to outside.

## First floor accommodation:

### Landing:

Loft access hatch, upvc double glazed window to the side elevation, doors into:

## Bedroom One:

11'9 x 9'1 (3.58m x 2.77m)

Upvc double glazed window to the front elevation, single panelled radiator, carpet flooring, textured ceiling.

## Bedroom Two:

9'10 x 9'1 (3m x 2.77m)

Upvc double glazed window to the rear elevation, single panelled radiator, textured ceiling, shelving unit above the door.

## Bedroom Three:

8'8 x 7'2 (2.64m x 2.18m)

Upvc double glazed window to the front elevation, single panelled radiator, storage cupboard housing the boiler.

## Family Bathroom:

7'8 x 5'7 (2.34m x 1.7m)

Low level flush w.c, pedestal hand wash basin, panelled bath with mixer tap over and shower attachment , partially tiled walls, vinyl flooring, obscure upvc double glazed window to the rear elevation,

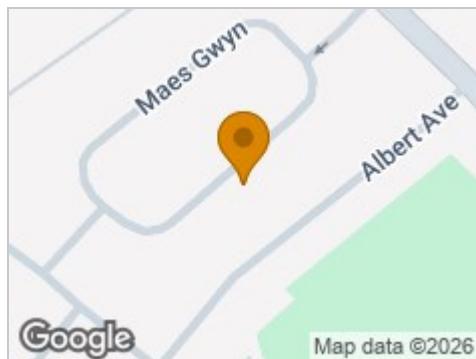
## Outside:

To the front of the property a gate provides access to a concrete pathway leading to the front door. The front garden is mainly laid to lawn with wood fencing to either side, a wooden gate provides access into the lean to located at the side of the property.

To the side and rear, the lean to has a polycarbonate roof providing shelter for extra storage, the garden to the rear is mainly laid to lawn, bound by wood fence panels with a brick built outbuilding.



## Road Map



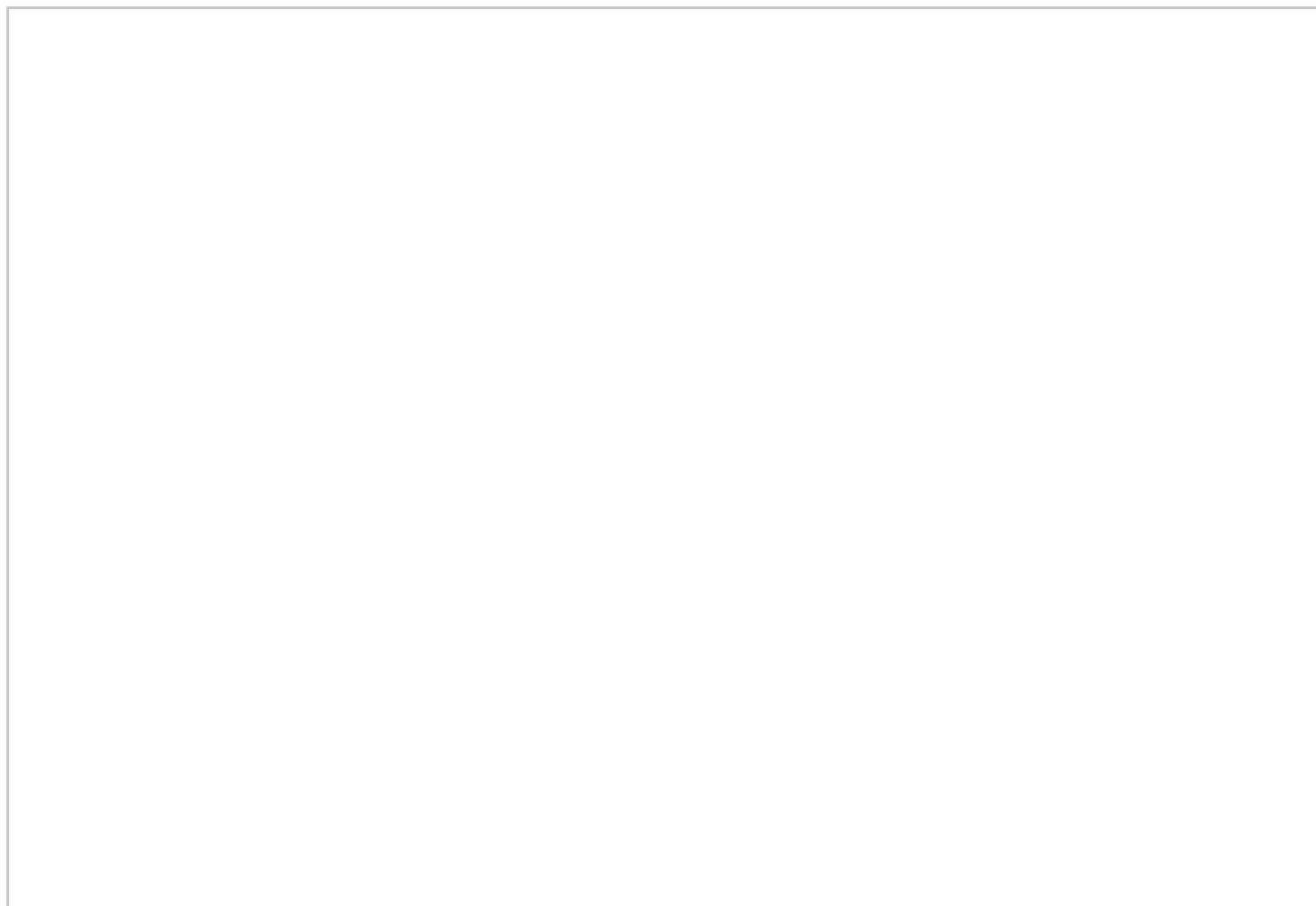
## Hybrid Map



## Terrain Map



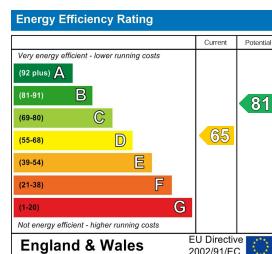
## Floor Plan



## 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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