



Smithy Villa Gadlys Lane

Bagillt, Flintshire, CH6 6EH

O.I.R.O £170,000



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ACCOMMODATION COMPRISES:

Open storm porch with wooden frosted single glazed door into:

Entrance Hall:

Built in storage cupboards, wall mounted coat hooks, double panelled radiator and doors leading into:

Lounge/ Diner

17'5 x 11'3 (5.31m x 3.43m)

Two double glazed leaded windows to the front and rear elevations, double panelled radiators and carpeted flooring.

Opening to:

Kitchen

9'11 x 9'8 (3.02m x 2.95m)

Housing a comprehensive range of white gloss, wall, base and drawer units with complimentary roll top work surfaces over, modern Metro tiled splash back, resin sink and drainer with mixer tap over, double glazed window to the front elevation, wall mounted central heating boiler, built in electric oven and 4 ring gas hob, wooden door opening to the rear and extractor.

Bathroom

Fitted with a contemporary three piece white suite comprising: 'P' shaped bath with curved shower screen and wall mounted electric shower, pedestal wash hand basin and low level push flush w/c, double glazed window to the rear elevation, splash back wall tiling and vinyl flooring.

Bedroom Three / Dining Room

9'10 x 9'3 (3.00m x 2.82m)

Double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Inner Hallway

Giving access to:

Bedroom One

14'2 x 8'9 (4.32m x 2.67m)

Double glazed leaded window to the front elevation, carpeted flooring and double panelled radiator.

Bedroom Two

14'1 x 8'3 (4.29m x 2.51m)

Double glazed leaded window to the rear elevation, carpeted flooring and double panelled radiator.

Outside

To the outside of the property there is a Driveway which provides ample off road parking. The garden to the front and side is mainly laid to lawn and access via a paved pathway leads to the rear of the property where there is a paved patio and brick built storage shed.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts 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

Tel: 01352 762300

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 MORTGAGE 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



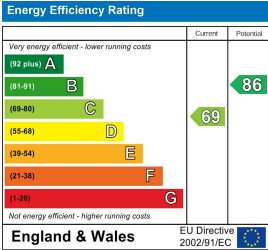
Floor Plan



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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