



## 11 Min Awel, Flint

Flint CH6 5TG

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

**In Excess of £160,000**

**T:** 01352 961 679 **W:** [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# 11 Min Awel

## Flint, Flint

A 3 bedroom semi detached house with a lounge, kitchen/diner, conservatory, 2 double bedrooms plus a 3rd bedroom/home office with access to a attic hobby room.

A nicely presented and spacious family home set in a popular residential estate within the catchment of Flint High School and Richard Gwyn Catholic High School plus easy access to Flint Town centre with its wealth of amenities its an ideal family home.

There is expired planning for a two-storey extension to the rear as well as a large south facing garden and off road parking, plus its available CHAIN FREE

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 3 BEDROOMS
- SEMI DETACHED HOUSE
- LARGE REAR GARDEN
- OFF ROAD PARKING
- CHAIN FREE



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**Entrance Hallway**

Stairs to the first floor, wall mounted radiator, doors to lounge and kitchen, under stairs storage cupboard

**Lounge**

15' 7" x 10' 9" (4.75m x 3.28m)

PVC double glazed window to the front aspect, wall radiator, wood laminate floor

**Kitchen/Diner**

17' 2" x 11' 4" (5.23m x 3.45m)

A range of fitted wall, drawer and base units, worktop with sink unit and mixer tap. Built in eye level double oven, inset 5 ring gas hob with canopy extractor hood over, space for a fridge freezer, plumbing for a washing machine, wall mounted combination boiler, tiled splashbacks, PVC double glazed window overlooking to rear garden. Wood laminate floor, wall mounted radiator, multi paned obscure double doors opening to the conservatory

**Conservatory**

11' 6" x 8' 8" (3.51m x 2.64m)

PVC double glazed windows to side and rear, wall mounted radiator, wood laminate floor, PVC double glazed french doors opening to the rear garden

**Landing**

PVC double glazed window to the side aspect, doors to bedrooms and bathroom

**Bedroom One**

12' 9" x 10' 10" (3.89m x 3.30m)

PVC double glazed window to the front, wall mounted radiator



### **Bedroom Two**

11' 8" x 10' 6" (3.56m x 3.20m)

PVC double glazed window to the front, wall mounted radiator

### **Family Bathroom**

6' 9" x 5' 6" (2.06m x 1.68m)

A suite comprising a panelled bath with electric power shower plumbed in over, wash hand basin low level WC. Part tiled walls, wall mounted radiator obscure PVC double glazed window to the rear

### **Bedroom Three**

10' 0" x 7' 8" (3.05m x 2.34m)

PVC double glazed window to the front, wall mounted radiator, stairs to the attic room

### **Attic/Hobby Room**

17' 0" x 8' 8" (5.18m x 2.64m)

Velux roof window to the rear, wall mounted radiator, ample alcove storage space





### **Front Garden**

Set back from the road with a driveway for circa 2 vehicles, a front garden laid to lawn with established shrubs

### **Rear Garden**

Laid to lawn with a wealth of mature trees and shrubs, timber fencing surround, patio area and timber storage shed

### **Planning**

Application Ref: 046836 Erection of a two storey side extension (approved) – expired February 2015


### **DRIVEWAY**

3 Parking Spaces







  
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