

11 Min Awel, Flint Flint CH6 5TG



In Excess of £160,000

T: 01352 961 679 W: 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

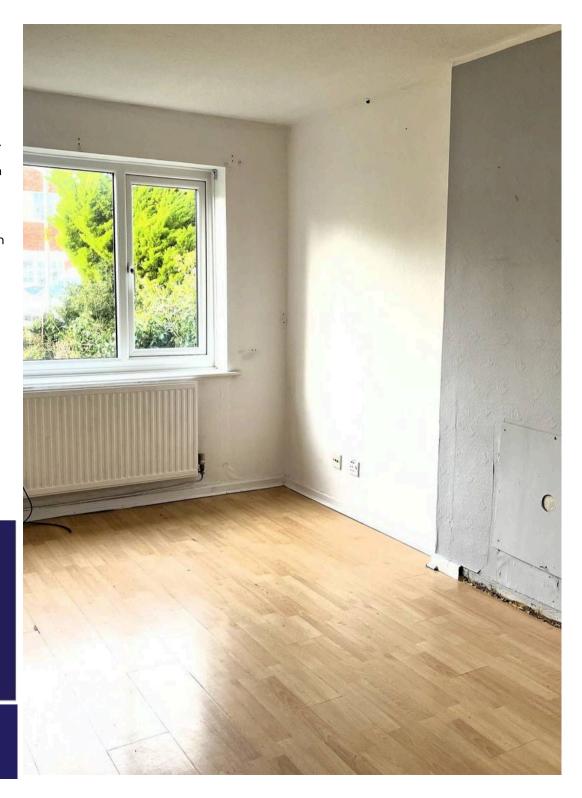
Council Tax band: C

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. Build 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













INDEPENDENT ESTATE AGENTS

Please call Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

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