



Pentre Hill

Flint Mountain,
Flint, Flintshire CH6 5QN

Price
£180,000

*****NO ONWARD CHAIN***** An extended two bedroom traditional style detached bungalow standing in delightful gardens in a semi-elevated position to the centre of this popular village with far reaching views over the surrounding area. Affording well proportioned two bedroom accommodation with spacious lounge/dining room, gas fired central heating and double glazing. A particular feature is the well maintained rear lawned garden with deep well stocked shrubbery borders, flower beds and with stunning views over the village and across to the Wirral peninsula in the far distance. In brief providing: entrance porch, reception hall, lounge diner, kitchen, bathroom and two bedrooms.

LOCATION

Flint Mountain occupies a convenient position along the A5119 approximately 0.5 miles from the interchange with the A55 at Northop. The A55 provides excellent road links to the North Wales Coast, Chester and motorway network beyond. The nearby towns of both Flint and Mold provide a comprehensive range of shopping facilities and schooling for all ages.



THE ACCOMMODATION

Single glazed UPVC front door to:

ENTRANCE PORCH

With UPVC double glazed windows, quarry tiled floor and pine wall and ceiling panelling. Wall light point and glazed inner door to:

RECEPTION HALL

Full height fitted cupboard with sliding door fronts, shelving and radiator.

LOUNGE

6.27m x 3.53m (20'7" x 11'7")

An extended room with double glazed windows to three aspects with pleasing views to the front across surrounding countryside and UPVC double glaze sliding patio door to the garden. Double and single panelled radiators, wall light points and tv aerial point.



KITCHEN

4.83m x 2.41m (15'10" x 7'11")

Fitted with a range of light wood effect fronted base and wall units with contrasting work tops with inset sink unit with preparation bowl, mixer tap and tiled splash back. Under cupboard lighting, space for electric cooker, wall mounted gas fired central heating boiler, double glazed window, radiator and double glazed UPVC exterior door. Door to bathroom.



BATHROOM

2.39m x 1.45m (7'10" x 4'9")

Fitted with a cream coloured suite comprising panelled bath with electric shower and screen over, pedestal wash basin and low flush wc. Fully tiled walls, tiled floor, radiator, shaver point and two double glazed windows.



BEDROOM ONE

3.63m x 4.24m (max) (11'11" x 13'11" (max))

Double glazed bay window to the front, fitted floor to ceiling wardrobe units with sliding door fronts, radiator and built-in cupboards into alcove.



BEDROOM TWO

3.61m (max) x 3.12m (11'10" (max) x 10'3")

Double glazed bay window to the front, fitted floor to ceiling wardrobe unit with sliding door fronts and radiator.



OUTSIDE

A small block paved drive to the front providing access to a triangular shaped car port with access beyond leading through to the rear garden.

FRONT GARDEN

Neat front lawned garden areas with a deep herbaceous shrubbery borders, flagged pathways and with views over the surrounding area.



REAR GARDEN

A particular feature of the property is the delightful split level rear garden, which enjoys an elevated setting and superb views across to surrounding countryside and Wirral peninsula in the far distance. The garden is divided into a number of lawned areas with interconnecting pathways and deep well stocked shrubbery beds with a variety of specimen plants and shrubs. To the top of the garden is a flagged patio area providing a pleasant and private seating area. There are two timber garden sheds, outside security lights and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold office proceed to Northop and on reaching the junction with A55 Expressway thereafter continue straight over junction in the direction of Flint, and take the second right hand turning signposted for Flint Mountain. Follow the road through the village and down the Pentre Hill whereupon the property will be found on the left hand side opposite the modern houses.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

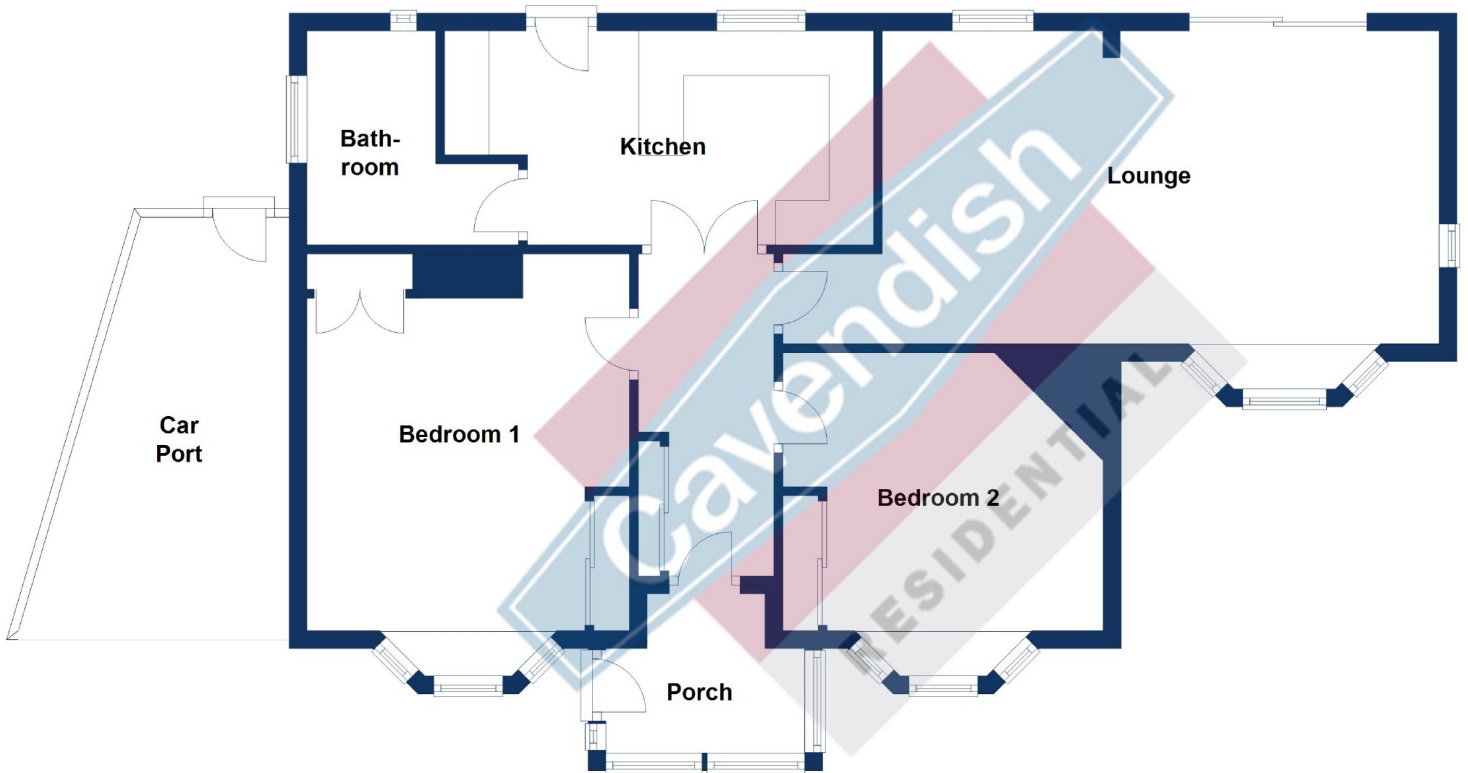
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

AMENDED JRM



Ground Floor



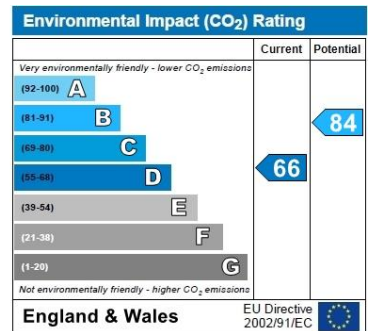
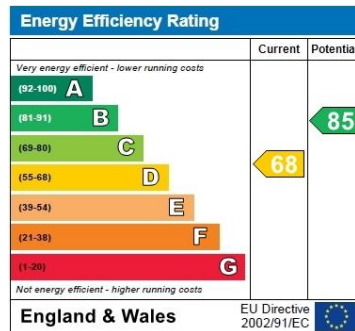
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



Hope House

