

Maes Y Coed, Flint, Deeside, Flintshire, CH6 5HN
 £130,000 MS9965



DESCRIPTION: An ideal family home in a good size garden with well presented accommodation including a conservatory.. The property briefly comprises:- bright and airy entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms, large loft space which is floored and decorated, spacious shower room with fitted vanity units. gas heating and double glazing. Driveway for several cars and established gardens to the front and rear.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed through Connah's Quay and after passing the college on the left continue to the roundabout taking the first exit to join the by pass to Flint, continue to the next roundabout in Oakenholt and take the second exit and continue to Flint. On reaching the traffic lights turn left into Church Street and proceed to the next lights and continue taking the next right into Halkyn Street and next right into Old London Road, take the first left and at the junction turn right into Maes Y coed where the property will be seen on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

LOCATION: Situated within easy reach of the historic market town in an established residential area amongst similar properties.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator and double glazed window. Laminate floor.

LOUNGE: 12' 7" x 11' 9" (3.84m x 3.58m) Radiator and double glazed window. Gas fire (NOT TESTED) with wooden surround and mantle. laminate floor.



KITCHEN: 11' x 8' 4" (3.35m x 2.54m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Tiled splash back area's and tiled floor.



DINING ROOM: 11' 4" x 10' 9" (3.45m x 3.28m) Gas fire (NOT TESTED) with fire surround and mantle. Laminate floor.



CONSERVATORY: 11' x 10' 8" (3.35m x 3.25m) Laminate floor, double glazed windows and doors to garden



STAIRS AND LANDING: Double glazed window.

LOFT SPACE 13' 5" x 11' 7" (4.09m x 3.53m) Fully floored and decorated with built in storage and two velux windows. Accessed by a wooden loft ladder



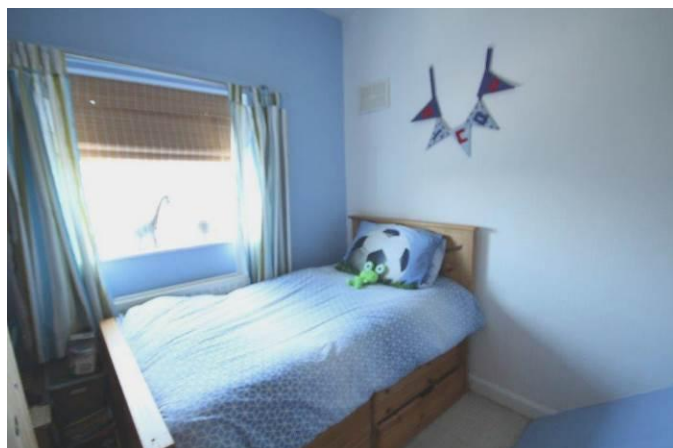
BEDROOM 1: 11' 9" x 10' (3.58m x 3.05m) Radiator and double glazed window. Fitted wardrobes and storage to one wall with mirror panels to the doors.



BEDROOM 2: 12' 1"(max) x 11' (3.68m x 3.35m) Radiator and double glazed window.



BEDROOM 3: 8' 8" x 7' 9" (2.64m x 2.36m) Radiator and double glazed window.

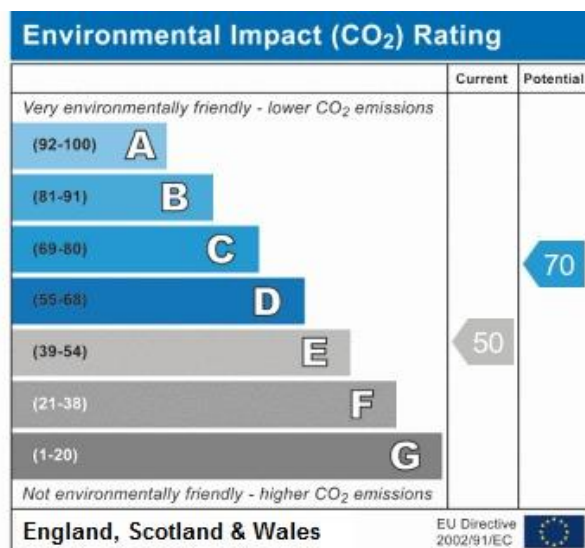
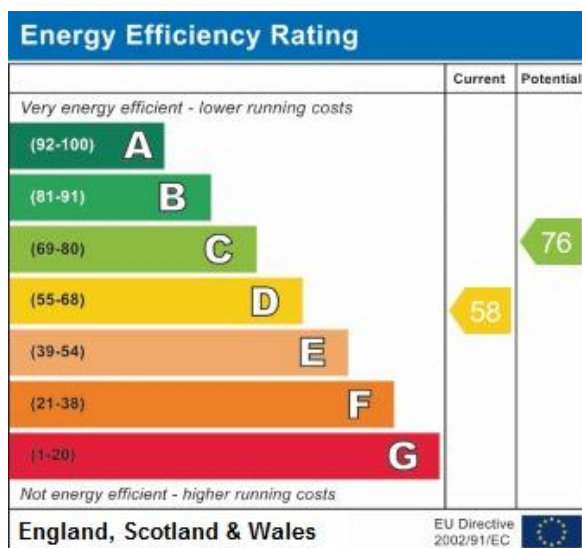
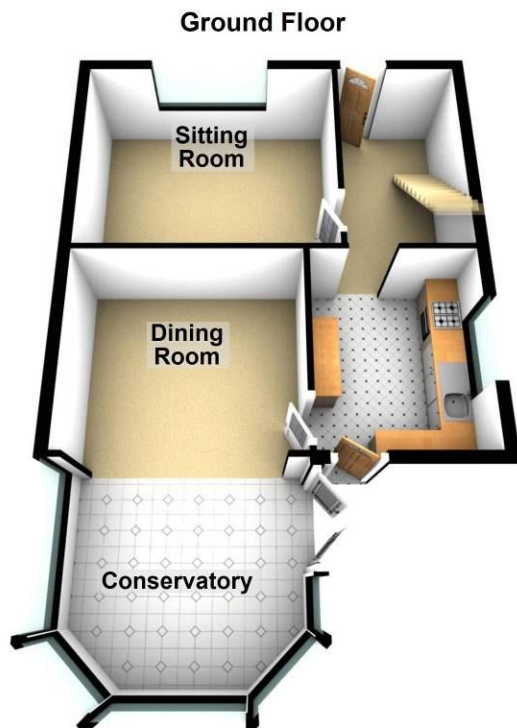


SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle. Complimentary modern tiling. A range of vanity storage units one of which conceals the gas boiler.



OUTSIDE: Lawn front garden with flower bed and paved drive to the side for parking. To the rear is a paved patio, lawn garden and further patio to the rear. Established shrubs and plants. Brick built shed in need of some repair.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey