

Min Awel, Flint, Flintshire, CH6 5TG
 £235,000 MS10117



DIRECTIONS: From the Shotton office proceed through Connah's Quay passing Coleg Cambria on the left and continue to the roundabout taking the first exit to join the by pass and proceed through Oakenholt into Flint. Once you have reached the traffic light by the Royal oak Public House turn left into Church Street and continue into Northop Road just before the High School turn left into Maes Hyfryd and first right into Fifth Avenue which continues into Min Awel where the property will be seen on the left hand side.

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

DESCRIPTION: A large 4 bedroom detached house with modern kitchen and bathroom standing on a corner plot with a double garage. An ideal family home which briefly comprises:- entrance hall, cloaks/w.c, lounge, dining room, comprehensively fitted kitchen, rear porch, four double bedrooms and large modern family bathroom. Gas heating and double glazing. Gardens to the front, side and rear. Parking and double garage. Viewing recommended.



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 in an established residential area within easy access to the historic town of Flint with services and shopping. Train station and bus services.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator. and under stairs storage.

CLOAKROOM: Heated towel rail, double glazed window modern w.c and wash hand basin. Tiled floor.



LOUNGE: 14' x 12' (4.27m x 3.66m) Radiator and double glazed window. Living flame coal effect gas fire with fire surround and mantle.



DINING ROOM: 11' 9" x 9' 9" (3.58m x 2.97m) Radiator and double glazed window.



KITCHEN/BREAKFAST ROOM: 15' 8" x 9' 9" (4.78m x 2.97m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Wall mounted gas boiler concealed in a unit. Display shelves and wine rack. Laminate floor.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 11' 7" x 11' 6" (3.53m x 3.51m) Radiator and double glazed window. Fitted bedroom furniture providing wardrobes, storage, draw units, dressing table, bedside cabinets and display shelving.



BEDROOM 2: 11' 4" x 9' 4" (3.45m x 2.84m) Radiator and double glazed window. Fitted wardrobes, storage and dressing table.



BEDROOM 3: 10' 6" x 9' 5" (3.2m x 2.87m) Radiator and double glazed window.



BEDROOM 4: 10' 8" x 9' 5" (3.25m x 2.87m) Radiator and double glazed window.

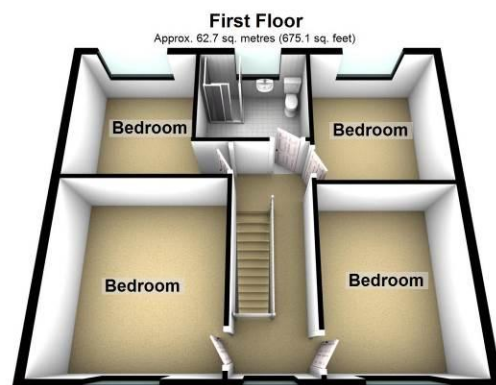
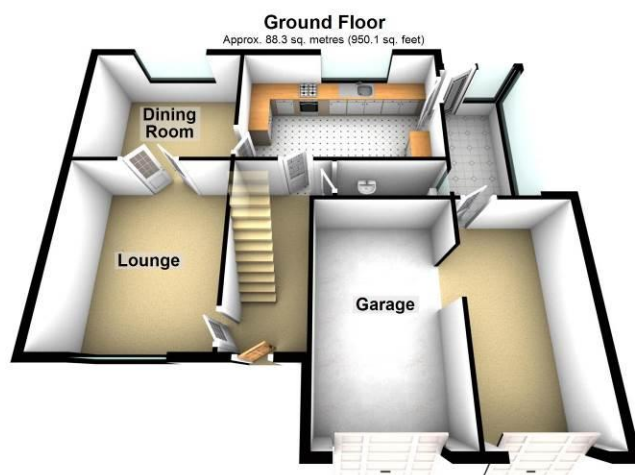
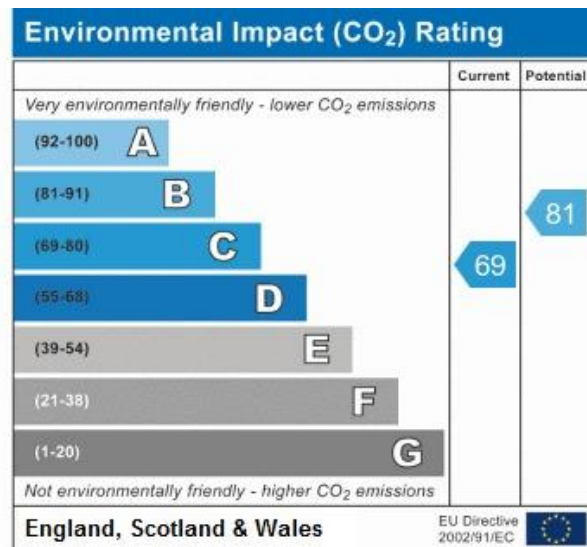
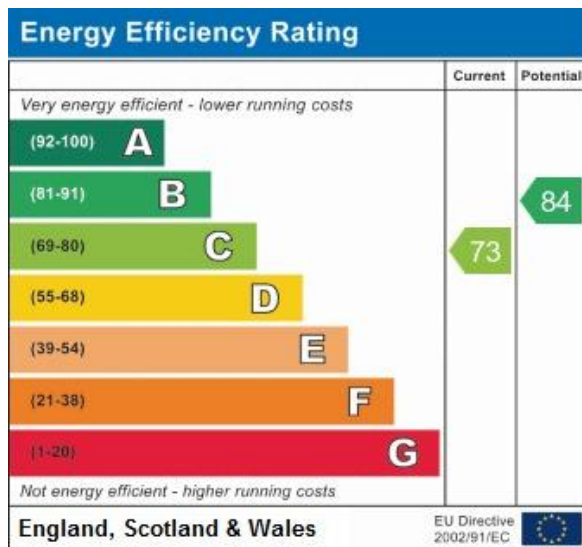


BATHROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit, panelled bath and shower cubicle.



OUTSIDE: A paved drive provides parking to the front and leads to the twin door garage. The paving continues a pathway to the side where there is an established garden mainly laid to lawn. To the rear is a low maintenance garden being predominately paved with established shrub beds. An enclosed space with a gate to the side.





Total area: approx. 151.0 sq. metres (1625.3 sq. feet)

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