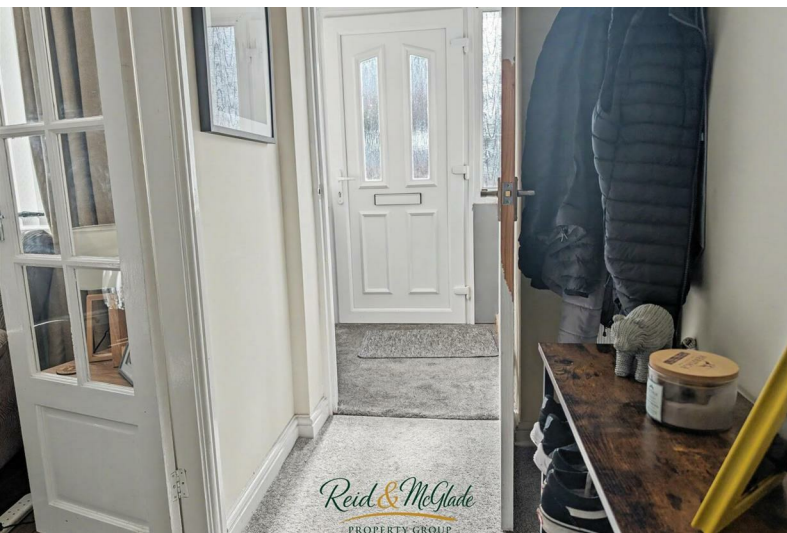




5 Bryn Siriol

, Flint, CH6 5JB

£189,950



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Accommodation Comprising:

Driveway leading up to the Upvc front door with frosted glass insets opening into:

Porch:

Upvc double glazed windows to the side elevation, built in cupboard housing utility metres and door into:

Entrance Hall:

Stairs leading to the first floor accommodation and double French glazed panel doors into:

Lounge/Diner

Upvc double glazed window to the front elevation, open understairs storage / dining area, double panelled radiator, wood effect laminate flooring and door into:

Kitchen/Breakfast Room

Housing a comprehensive range of wall, base and drawer units with roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, splash back wall tiling, built in five ring gas hob with extractor hood over, built in eye level oven, void and plumbing for washing machine, fridge and freezer. Built in storage cupboard, radiator, tiled flooring, window and door to the rear elevation.

First floor accommodation:

Landing:

Loft access point and double glazed window to the side elevation.

Doors leading into:

Bedroom One:

Having double panel radiator and double glazed window to the front elevation.

Bedroom Two:

With radiator and double glazed window to the rear elevation.

Bedroom Three:

Storage cupboard, radiator and double glazed window to the front elevation

Family Bathroom:

Fitted with a modern white three piece suite comprising: panelled bath with shower over, glazed screen and chrome fixtures, pedestal wash hand basin and low level flush w/c, wood effect laminate flooring, splash back tiling, built in storage cupboard, traditional cast iron style radiator with chrome towel rail attachment and Upvc double glazed frosted window to the rear elevation.

Garage:

Up and over door to the front elevation, power and light.

Outside:

The property is approached via a private driveway providing off-road parking, with a neat lawned garden alongside creating an attractive approach to the front entrance. The driveway continues to the side of the property, offering additional parking and leading to a detached garage, with gated access opening through to the rear garden.

To the rear is a private and fully enclosed garden, providing a lovely outdoor space ideal for both families and entertaining. Predominantly laid to lawn, the garden features two separate patio areas, one decked and one paved, creating plenty of space for outdoor furniture, summer barbecues and al fresco dining during the warmer months.

Enclosed by wood-panelled fencing, the garden offers a good degree of privacy and provides a safe and versatile space for children, pets or simply relaxing outdoors.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Tel: 01352 762300

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

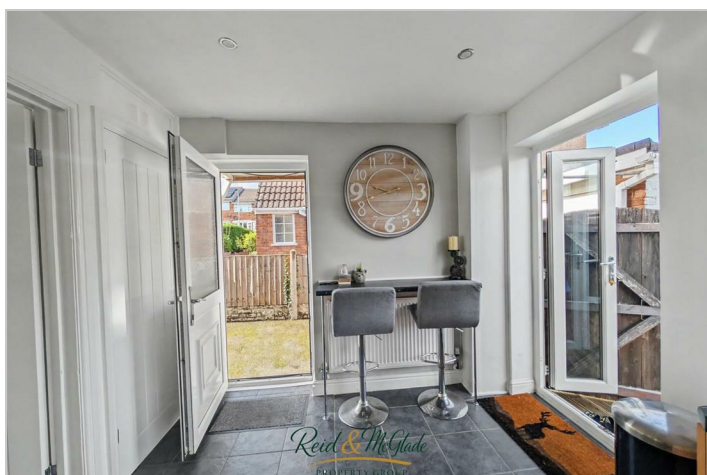
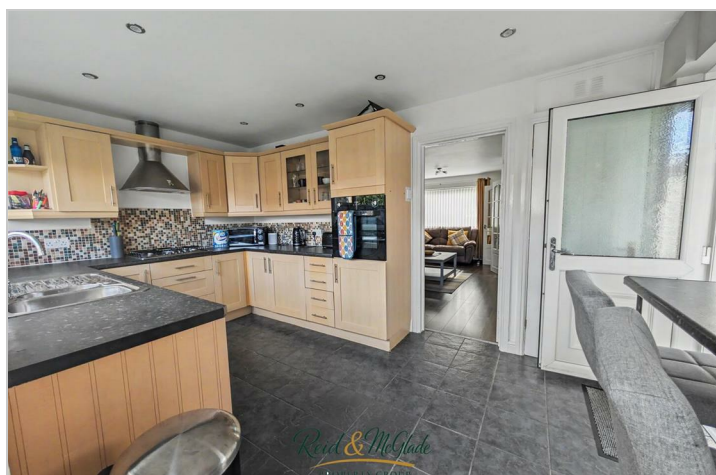
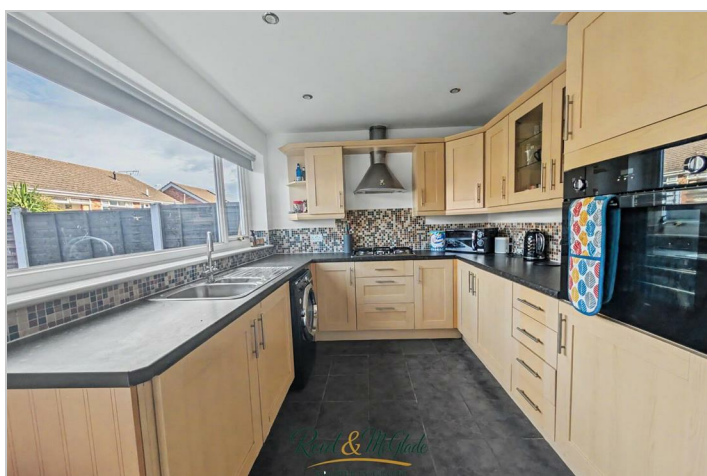
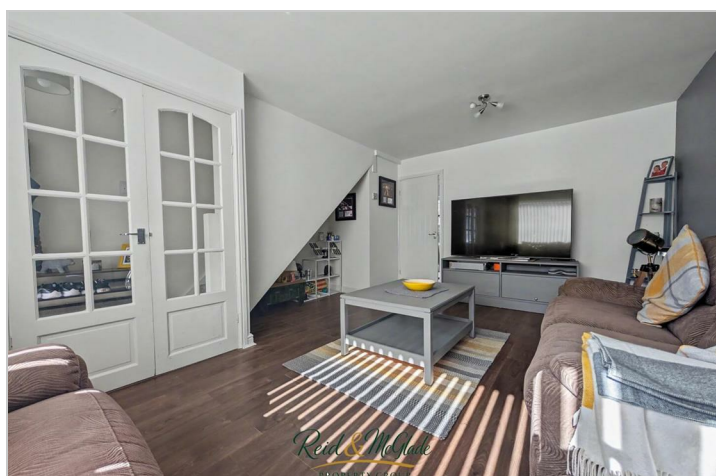
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



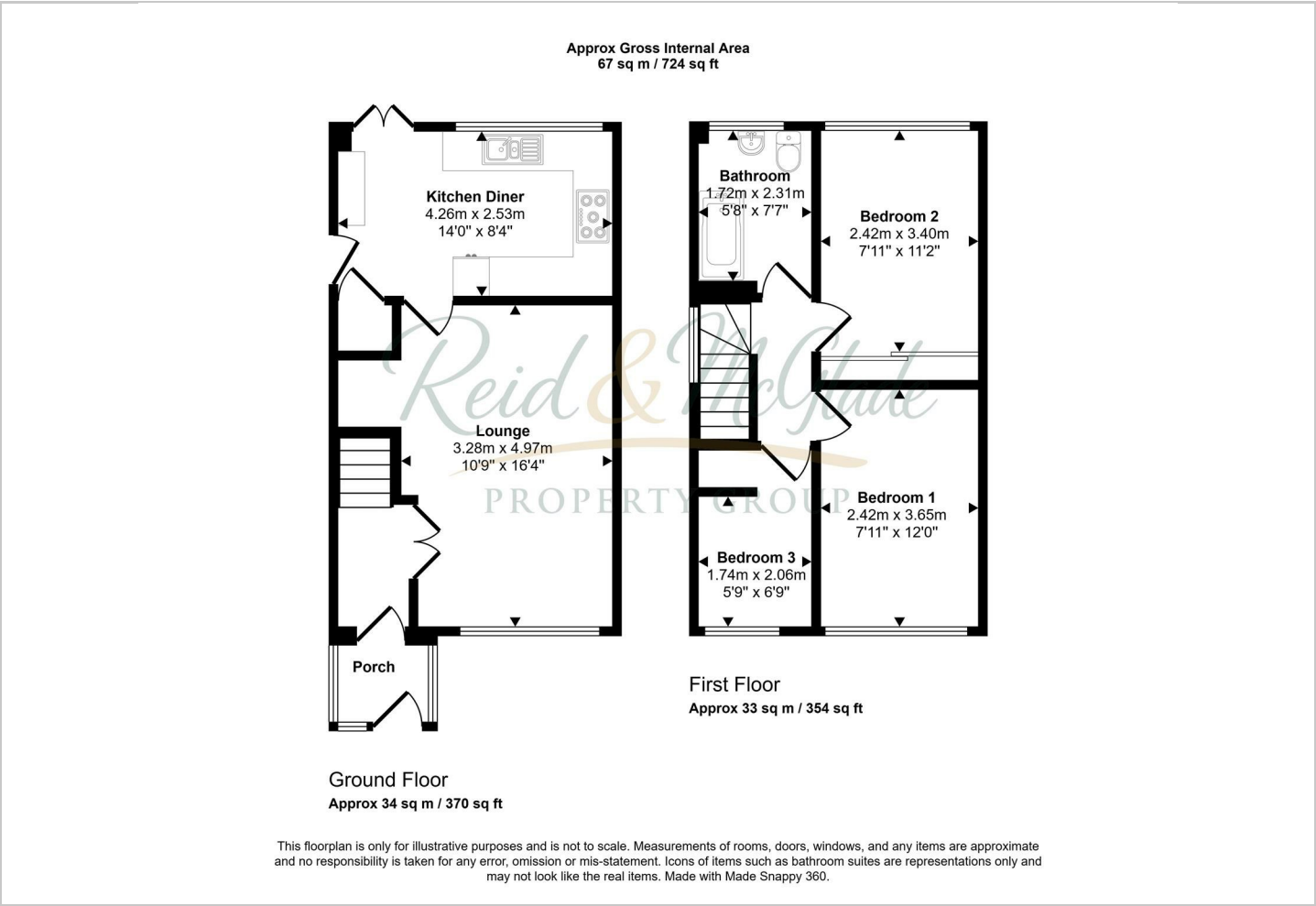
Hybrid Map



Terrain Map



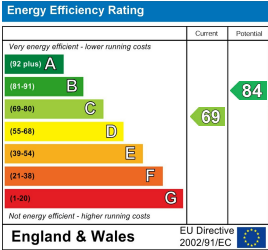
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.