



**Min Awel, Flint**

CH6 5TG

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

In Excess of **£140,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



## Min Awel, Flint

An extended 3 bedroom home with lounge / diner, kitchen and garage, a previous rental property its in need of some cosmetic modernisation this is an excellent opportunity to own a family home in a desirable location close to local schools, shops and with easy access to the A55.

There is off road parking to the front with a garage and gardens to the front and rear with scope to extend.

This property is offered for sale CHAIN FREE

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SEMI DETACHED HOUSE
- IN NEED OF COSMETIC MODERNISATION
- 3 BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- CHAIN FREE
- PERFECT FIRST HOME

  
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**Entrance Hallway**

Stairs to the first floor, coved ceiling and dado rail, wall mounted radiator, doors to lounge and kitchen

**Lounge**

12' 7" x 10' 7" (3.84m x 3.23m)

PVC double glazed window to the front aspect, coved ceiling, dado rail, wall mounted fire with wooden mantle and marble back piece and hearth, opening to the dining room

**Dining Room**

12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed patio doors to the rear garden, wall mounted radiator

**Kitchen/Diner**

23' 6" x 79' 0" (7.16m x 24.08m)

A range of fitted wall, drawer and base units, inset sink unit with mixer tap, plumbing for washing machine, space for a fridge freezer. Worktop with inset hob with oven under and extractor hood over. Tiled splashbacks, wall mounted combination boiler, PVC double glazed windows to the side and rear, under stairs storage cupboard, door opening to the garage

**Garage**

21' 7" x 7' 6" (6.58m x 2.29m)

Windows to the side, access to the front via a timber door, power points and lights, door opening to the rear garden

**Landing**

PVC double glazed window to the side aspect, coved ceiling and dado rail, access to the roof space, doors to bedrooms and bathroom





### **Landing**

PVC double glazed window to the side aspect, coved ceiling and dado rail, access to the roof space, doors to bedrooms and bathroom

### **Family Bathroom**

7' 7" x 7' 6" (2.31m x 2.29m)

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 Two**

11' 6" x 10' 4" (3.51m x 3.15m)

PVC double glazed window to the rear, wall mounted radiator, dado rail and coved ceiling, built in wardrobe

### **Bedroom One**

13' 2" x 10' 4" (4.01m x 3.15m)

PVC double glazed window to the front, wall mounted radiator, coved ceiling and dado rail

### **Bedroom Three**

10' 0" x 6' 9" (3.05m x 2.06m)

PVC double glazed window to the front, wall mounted radiator, coved ceiling and dado rail

### **Attic**

Fully boarded with potential to convert into a room subject to the relevant consents







#### **FRONT GARDEN**

Driveway for circa 3 vehicles, a front garden laid to lawn with established shrubs.

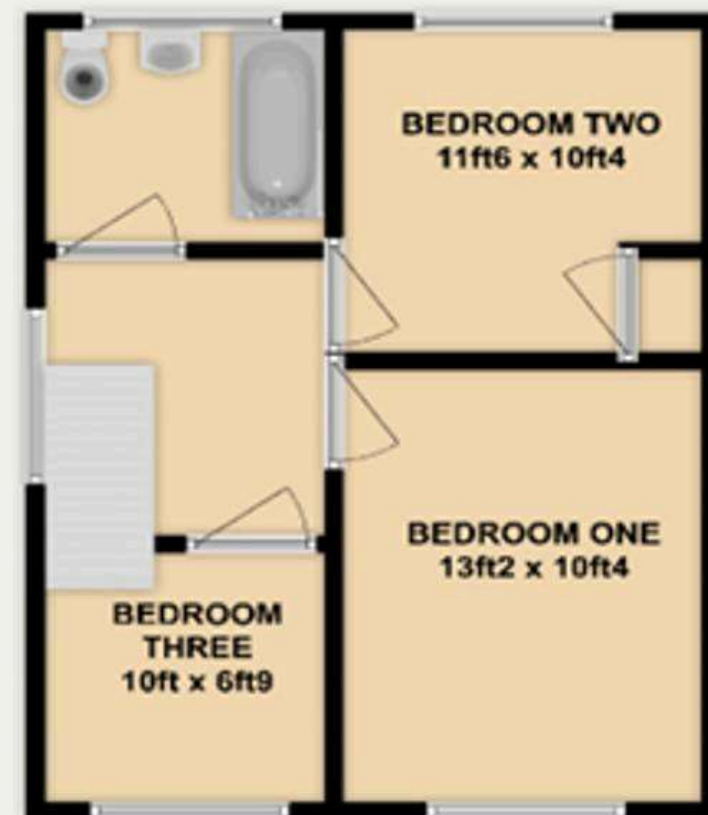
#### **REAR GARDEN**

Laid to lawn with a wealth of mature trees and shrubs, timber fencing surround, patio area and timber storage shed

#### **DRIVEWAY**

3 Parking Spaces





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

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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