

# williams estates



**4 Hallfield Close, Flint, Flintshire, CH6 5HL**

**£170,000**

 3  1  2  D

**EPC - D65 Council Tax Band - D Tenure - Freehold**

# Hallfield Close, Flint

## 3 Bedrooms - House - Semi-Detached

For sale this spacious semi-detached house with accommodation comprising of reception hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. The property also benefits from double glazing, electric central heating, single bay garage and gardens to the front and rear. The property is in need of some cosmetic updating and has the added benefit of NO ONWARD CHAIN.

Tenure- Freehold Council Tax Band-D EPC--D65

### Location

Situated in the popular Cornist area of Flint having easy access to the main road network providing for local amenities and facilities and for those wishing to commute to the industrial and commercial centres of Flint, Deeside, Mold and the city of Chester.

### Accommodation

Upvc double glazed composite front door with decorative panel opens to:

#### Entrance Hallway

A spacious hallway with stairs raising to the first floor and doors off to the downstairs accommodation. Electric wall mounted dimplex heater.

#### Living Room

13'11" x 12'0"

With Upvc double glazed window to the front elevation, coved ceiling and electric wall mounted dimplex heater. Chimney breast and double doors leading into;

#### Dining Room

9'4" x 21'6"

With Upvc double glazed french doors to the rear elevation overlooking the rear patio and gardens, serving hatch through to the kitchen, electric wall mounted dimplex heater and textured ceiling.

### Kitchen

11'7" x 8'11"

The kitchen houses a range of wall and base units with complimentary work surfaces, stainless steel sink and drainer with mixer tap over ,upvc double glazed window to the rear elevation, space for fridge/freezer, void and plumbing for washing machine and slim line dishwasher, spacious under stairs storage cupboard, vinyl flooring and Upvc double glazed external door leading to the rear elevation and patio area.

### First Floor Landing

With loft access hatch, double glazed window to the side elevation and doors leading into all rooms:

#### Bedroom One

Upvc double glazed window to the front elevation, and built in storage cupboard housing the hot water cylinder and economy 7 timer.

#### Bedroom Two

10'6" x 9'9" to wardrobe front Upvc double glazed window to the rear elevation and built in storage cupboards and wardrobes.

#### Bedroom Three

With upvc double glazed window to the front elevation and built in storage cupboard over the head of the stairs and drawers.

### Shower Room

Recently re-furbished with walk in shower, low level flush w/c and pedestal wash hand basin vanity combination with worktop, tiled walls, vinyl flooring and Upvc double glazed frosted window to the rear elevation.

## Garage

With two opening vehicle doors. Pedestrian access door to the side elevation.

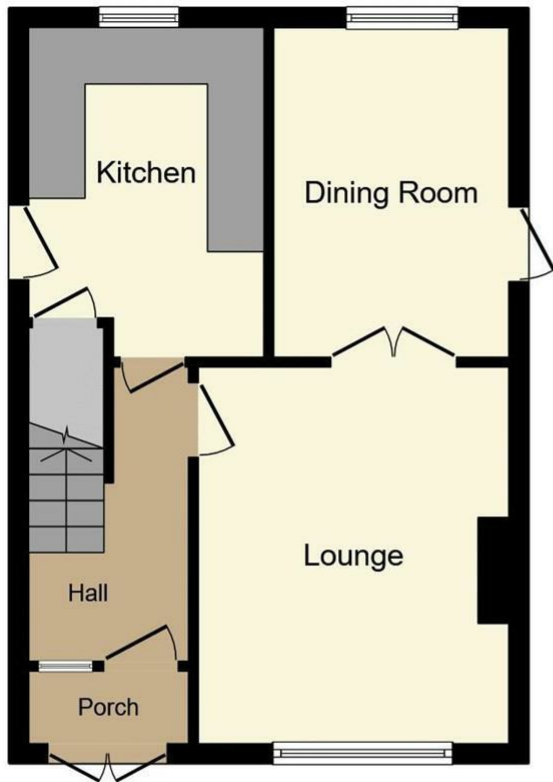
## Outside

The property is approached via a driveway which provides off road parking for numerous vehicles and leads to the single garage. The paved pathway leads to the front and side entrance of the property. The front garden is mainly laid to lawn with mature shrubs and the rear garden has a patio area, and steps leading down to a two lawned areas, borders with seasonal planting and mature shrubs. Greenhouse to the rear of the property. The rear garden is bound by timber fencing.

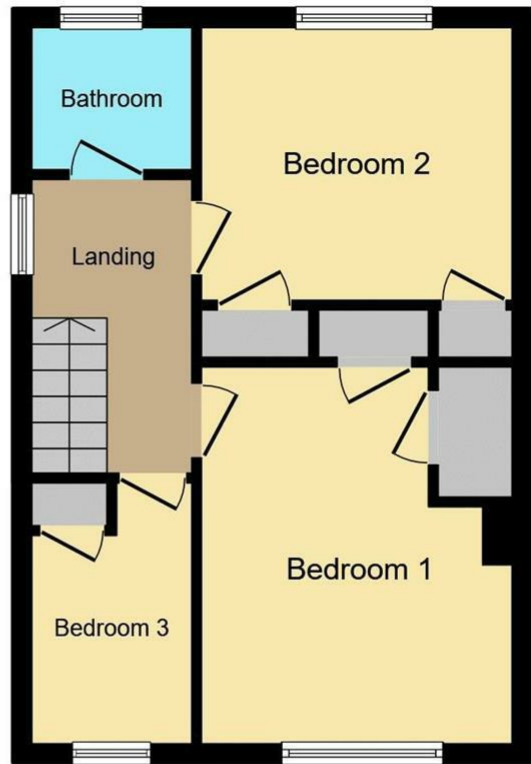
## Directions

Turn right out of the Mold office, take the first exit at the roundabout, continue onto next roundabout and take your third exit, continue onto King Street, as you reach the traffic lights, turn left. Continue onto Northop road until you reach the roundabout, take your second exit onto the next roundabout then take your first exit, continue until you reach Halkyn Street which is a sharp left turn, then take a right turn onto Cornist Road, take the second left onto Cornist Drive and right onto Halffield Close - with the property located on the right hand side.





**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.