



## 7 Rhos Llan Pen Y Maes, Holywell, Flintshire, CH8 7EA

**£199,950**

 3  1  1  C

**EPC - C71    Council Tax Band - C    Tenure - Freehold**

# Pen Y Maes, Holywell

## 3 Bedrooms - Bungalow - Semi Detached

**\*No Onward Chain\* \*\* Video Tour\*\*** This elevated three bedroom, semi-detached bungalow is situated in the residential area of Holywell. Briefly comprising of reception hall, kitchen, living room, three bedrooms, and a family bathroom. The property also benefits from double glazing, gas fired central heating, driveway, garage and gardens to the front and rear.

Tenure - Freehold. EPC - C71 Council Tax Band - C



### Description

**\*No Onward Chain\* \*\*Video Tour\*\*** This is a three bed roomed semi-detached bungalow with detached garage set in an elevated position. With large wrap around gardens to the front, side and rear. Ample driveway parking and partial views from the front elevation. Property comprises of a large living room, kitchen, three bedrooms and a family bathroom. This property would benefit from some modernisation works.

### Accommodation

Double glazed Upvc door leading into ;

### Entrance Hallway

With loft access, radiator, built in storage cupboard, white doors with glazed panels above leading into all rooms;

### Living Room

17'5" x 17'6"

Generous living room with panelled radiator, wooden mantle and inset electric fire. Large double glazed picture window with 2 frosted base panels provide plenty of natural light and views of the rear garden.

### Kitchen

10'4" x 8'8"

A range of wall, base, drawer units with complementary worktop and tiled splashback. Inset stainless steel sink unit and drainer with mixer tap. Void for the washing machine and void space for a tall fridge freezer. Space for a freestanding oven. Wall mounted boiler. Double glazed upvc window and double glazed frosted rear door leading into the rear lawned garden.

### Bedroom One

11'3" x 12'6"

Generous double bedroom with double glazed Upvc window overlooking the front garden and views towards the Wirral peninsula and radiator.



## Bedroom Two

7'7" x 9'0"

Double bedroom with double glazed Upvc window overlooking the front garden and views beyond and radiator.

## Bedroom Three

8'11" x 7'1"

Double glazed Upvc window to the side and radiator.

## Bathroom

Comprising of a three piece coloured suite with WC, washbasin and pedestal and panelled bath. Wall mounted shower with attachments. Double glazed frosted Upvc window and radiator.

## Garage

Metal up and over door.

## Outside

The property offers a wrap around mature garden with a paved patio and pathways leading to the lawned areas.

To the front of the property offers a sloped concrete driveway with a small brick wall and lawn.

To the side of the property the lawned garden continues with inset and borders offering mature rose bushes and planting.

The rear lawned garden again offers inset and borders with additional mature planting and shrubs. There is fencing and concrete posts to the boundary line. External lighting to the rear and side elevation.

## Directions

From the agents Mold office; proceed out of Mold passing Shire Hall and turn left at the traffic lights on A5119 proceed through Sychdyn and Northop, take the 1st exit onto the A55 slip road to Conwy. Proceed for 3.5 miles at Junction 32, exit onto A5026 towards Holywell, Turn right onto Halkyn Rd/B5432, then continue onto A5026. Proceed straight ahead onto Pen-Y-Maes Rd, turn left onto Wood Lane and bear left onto turn left onto Rhos Llan, the property will be found on the right hand side in an elevated position.





Floor Plan ▼

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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	

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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.