



**82 Tan Y Felin, Greenfield, Holywell,
CH8 7PU**

£195,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Tan Y Felin, Holywell

3 Bedrooms - House

This attractive semi detached property is located in a sought after area of Greenfield and offers three bedrooms, a good sized living room, modern designed kitchen and family bathroom, private enclosed rear garden and driveway with parking for multiple vehicles.

This could make the perfect family home with it's spacious living room, enclosed rear garden and easy access to local schools, activities and amenities.

Viewing is highly recommended for this lovely property.

Tenure: Freehold

EPC Rating: 70 C

Council Tax Band:C



Accommodation

This attractive property is accessed via a Upvc front door, leading into an entrance hallway with doors off.

Living Room

Having decorative Upvc double glazed bay window to the front elevation, radiator, gas inset working fire (electronically controlled), with marble surround and hearth.

Kitchen

Having partially tiled walls, Upvc double glazed door to the rear elevation, void and plumbing for washing machine, void for tumble dryer, void for freestanding fridge freezer, oven with four ring gas hob and indesit extractor hood over, wall, drawer and base units with worktops over, radiator, sink with tap over and Upvc double glazed window to the rear elevation, overlooking the garden.

First Floor Landing

Having timber balustrade, access to loft hatch, doors off and Upvc decorative double glazed window to the side elevation.

Bathroom

A modern style family bathroom with, tiled walls, low flush W.C, Upvc decorative window to to the rear elevation, bathtub with with wall mounted shower over, metal heated towel rail, spotlights and storage cupboard.

Bedroom One

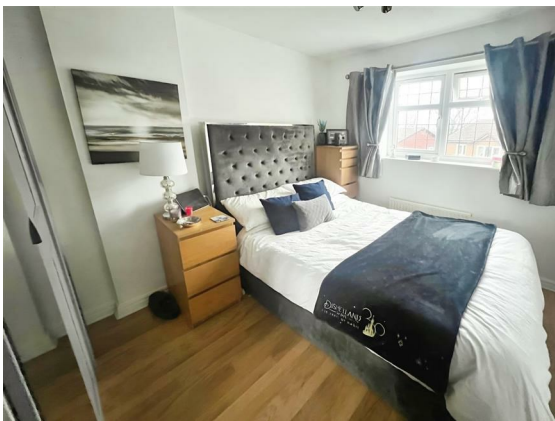
A generous sized double bedroom having a radiator, Upvc double glazed, decorative window to the front elevation, lighting and power points.

Bedroom Two

A good sized bedroom having a radiator, Upvc double glazed window to the rear elevation, lighting and power points.

Bedroom Three

Having a radiator, Upvc double glazed window to the rear elevation, lighting and power



Outside

To the front of the property is a driveway offering off road parking for multiple vehicles.

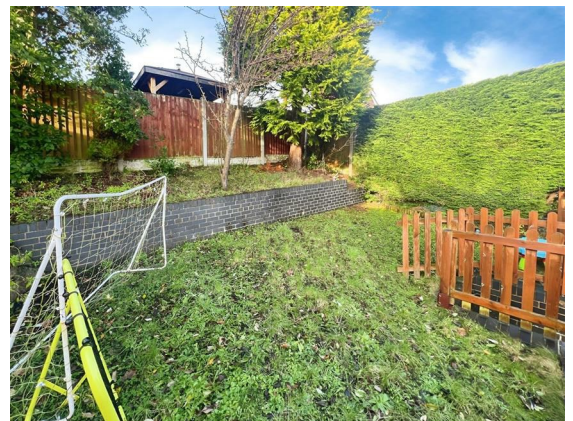
To the rear of the property, there is a paved area for ease of maintenance which is also partially laid with golden gravel. There is a large timber shed for storage. Steps lead up to a lawned area which is bound by timber fencing and a mature hedge.

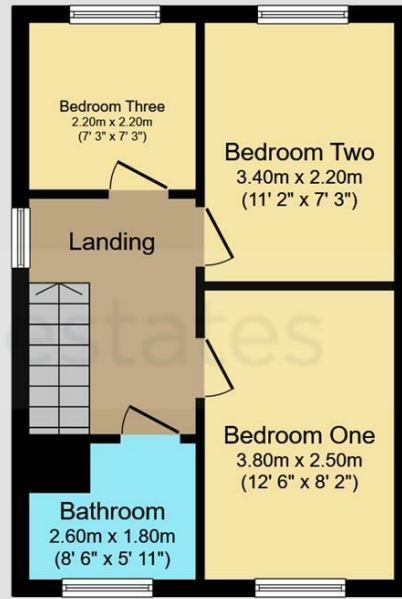
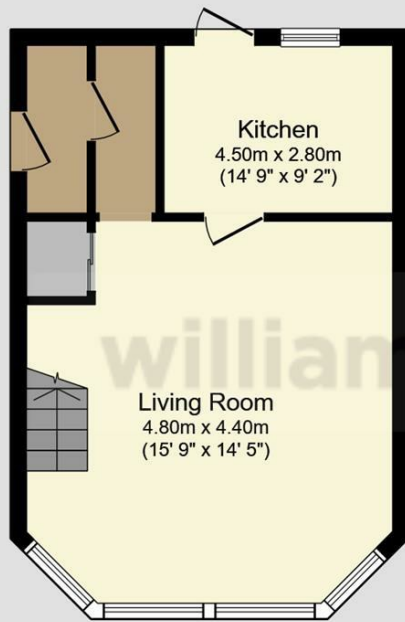
Description

Tan Y Felin is a sought after location in Greenfield, just a short walk from the Greenfield valley heritage park which is home to the impressive remains of the basingwerk Abbey, local shops, primary schools, churches and the world famous St. Winefride's well. Greenfield provides easy access to the local town of Holywell, the A55 and also the coast road leading towards Prestatyn. With countryside and Estuary views, Greenfield provides a picturesque outlook and has plenty to do for families.

Directions

Head north-east on Chester St/A5119 towards Tyddyn St, At the roundabout, take the 1st exit onto Lead Mls/A541, At the roundabout, take the 4th exit onto King St/A5119, Turn left to stay on A5119, At Northop Interchange, take the 1st exit onto the A55 slip road to Conwy, Merge onto N Wales Expy/A55, At junction 32, exit onto A5026 towards Treffynnon/Holywell, Turn right onto Halkyn Rd/B5432, Continue onto A5026, Turn left to stay on A5026, Continue on B5121. Drive to Tan-Y-Felin in Greenfield.





TOTAL: 69.2 m² (745 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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