



**Ty Newydd, 12 Willowfield Estate,
Pentre Halkyn, Holywell, Flintshire, CH8**

£295,000

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EPC - C73 Council Tax Band - E Tenure - Freehold

Willowfield Estate, Holywell

3 Bedrooms - House - Detached

VACANT POSSESSION AND NO ONWARD CHAIN! Williams Estates are delighted to present this charming 3-bedroom, 1-bathroom home, set in a tranquil and picturesque location with breathtaking views of the River Dee. The open-plan kitchen and dining area is designed for modern living, complemented by a spacious lounge ideal for relaxation. Outside, the landscaped garden combines contemporary paving with green lawned sections, offering a stylish yet low-maintenance outdoor space. With its scenic surroundings and thoughtfully designed interiors, this property is a perfect choice for those in search of comfort and peace.



Front Exterior

The front exterior of the property is attractive with a traditional brick finish, complemented by a driveway providing off-street parking. The home sits on a corner plot with gated access leading to the rear garden.

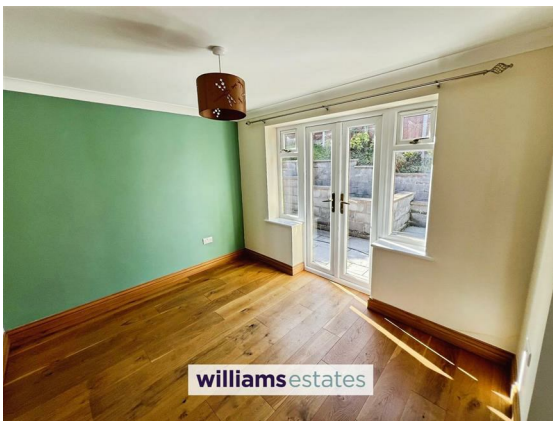
Entrance Hallway

The hallway provides a practical entrance with tiled flooring and neutral walls. It offers access to the lounge, kitchen, dining room, and a downstairs WC, as well as stairs leading to the first floor.

Lounge

11' 11" x 10' 6" (3.62m x 3.20m)

The lounge is comfortable and inviting with wooden flooring and neutral walls, creating a cosy atmosphere. It features a window which allows natural light to flood in, enhancing the room's warmth and charm.



Kitchen

11' 11" x 10' 7" (3.62m x 3.22m)

The kitchen is bright and practical, featuring light cabinetry with wood-effect work surfaces and tiled flooring. It offers ample storage and workspace, with a window above the sink providing natural light and a door leading outside.

Dining Room

10' 5" x 8' 7" (3.18m x 2.61m)

This dining room is a welcoming space which benefits from French doors that open to the rear garden, allowing plenty of natural light to fill the room and providing easy access to outdoor dining or relaxing.

Landing

The landing upstairs is bright and airy thanks to a skylight window. It connects all three bedrooms and the bathroom, with neutral décor providing a calm transition between rooms.



Main Bedroom

10' 6" x 9' 3" (3.19m x 2.81m)

On the first floor, the main bedroom offers a peaceful retreat with neutral décor and a large window that fills the room with light. There is built-in storage along one wall, making good use of the space.

Bedroom 2

10' 5" x 9' 4" (3.18m x 2.84m)

Bedroom 2 is a generously sized room with neutral tones and a large window to the front, providing plenty of daylight. It also features built-in wardrobes, offering practical storage solutions.

Bedroom 3

7' 5" x 6' 3" (2.25m x 1.90m)

Bedroom 3 is a smaller, cosy room with carpeted flooring and a skylight window that brings natural light into the space, ideal as a child's room, office, or guest bedroom.

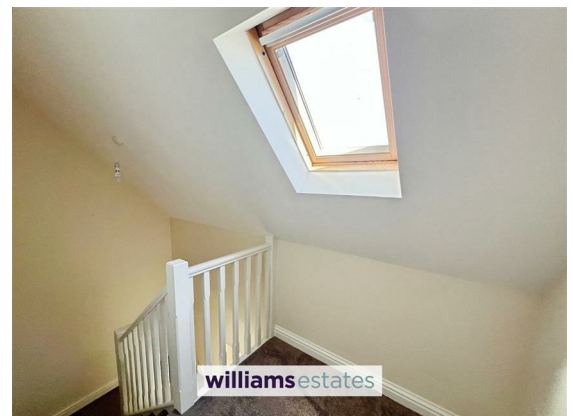
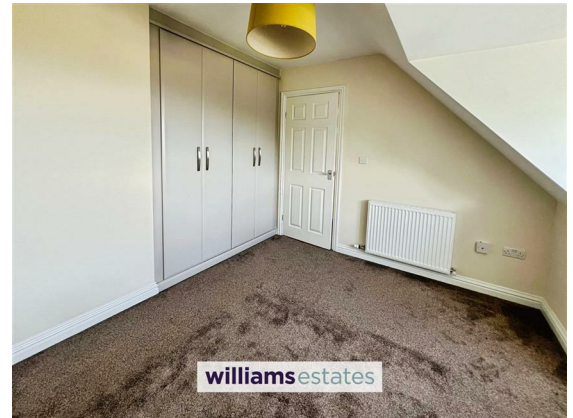
Bathroom

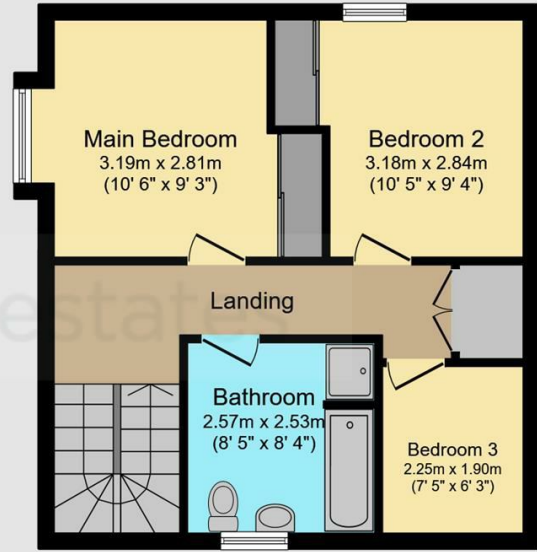
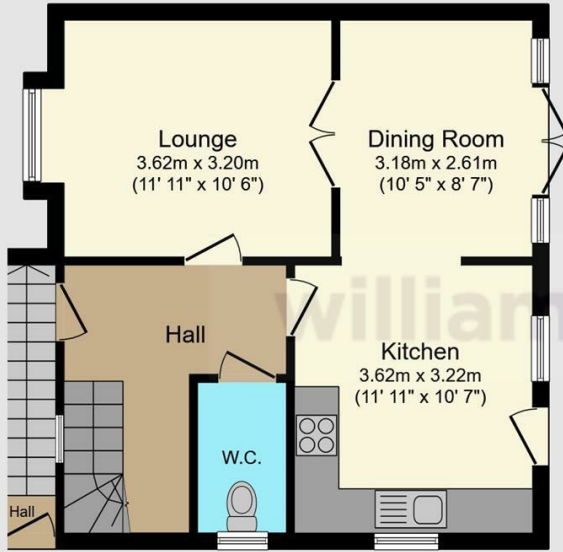
8' 5" x 8' 4" (2.57m x 2.53m)

The bathroom is spacious and well-appointed, featuring a bath, separate shower cubicle, toilet, and sink. The walls and floor are fully tiled in neutral tones, complemented by a heated towel rail and a window for natural ventilation.

Rear Garden

The rear garden is well maintained and features a lawn area bordered by fencing, with a paved patio area ideal for outdoor seating or entertaining. The tiered layout adds visual interest and provides various spots to enjoy the outdoors.





Total floor area: 91.7 sq.m. (988 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		100+
(81-91) B		
(69-80) C	73	
(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	



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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