



14 Uwch Y Mor
Pentre Halkyn, CH8 8HF

£135,000



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Description

Reid & Roberts are delighted to offer For Sale This Two Double Bedroom Mid Terrace property situated in the sought after location of Pentre Halkyn. The property is offered to the market with NO ONWARD CHAIN and is Ideal for FIRST TIME BUYERS and INVESTORS. Not overlooked to the Rear and benefits from views across the Dee Estuary to the front elevation.

The property in brief comprises: Entrance Hall, Lounge/Dining Room and Kitchen. To the first floor accommodation you will find: Landing, Two Double Bedrooms and Bathroom.

To the front of the property you will find 'off road' parking for two or more cars and steps up to the entrance. To the rear of the property you will find a paved patio area and steps leading up to a tiered garden. The garden has an array of plants, mature shrubs and flower beds. The garden provides a great deal of privacy and is bound by wood panelled fencing and mature hedging.

Situated in Pentre Halkyn which offers a village general store, bus route to neighbouring towns of Holywell and Mold which offers a wide range of Shops, Schools and Recreational Facilities. The A55 is close by which offers a link-up to the Main Motorway Networks in the North West Region.

Accommodation Comprises

A wooden front door with a single glazed decorative glass panel opens into:

Entrance Hall

With a wall mounted Fuse box, textured ceiling and wood effect laminate flooring. A wooden panelled door leads off into:

Lounge

16'0" x 12'11" (4.88m x 3.96m)

Wooden double glazed leaded window to the front elevation with views across the Dee Estuary, wood effect laminate flooring, stairs leading up to the first floor accommodation, textured and coved ceiling. Two ceiling lights, TV point, phone point and internet point, electric storage heater and wooden panelled door leads into:

Kitchen

12'11" x 6'11" (3.96m x 2.13m)

Housing a range of wall and base units - a mix of wood and stainless steel, complimentary work tops over and one and a half bowl stainless steel sink bowl with mixer tap over. Four ring electric hob

with stainless steel extractor hood over and splash back tiles, built in electric oven, built in fridge freezer, void and plumbing for a washing machine and dishwasher. Double glazed window to rear elevation, wooden door with single glazed panel gives access to the rear garden, textured and coved ceiling, partially tiled walls and a wooden panelled door opens into under stairs storage cupboard.

First Floor Accommodation

Landing

Electric storage heater, loft access, textured ceiling, smoke alarm and wooden panelled doors leading off to:

Bedroom One

12'11" x 8'11" (3.96m x 2.74m)

Fitted with a range of wardrobes with mirror sliding doors, built in storage cupboard housing immersion heater and two wooden double glazed leaded windows to the front elevation with views across the Dee Estuary. Wall mounted electric heater, textured ceiling and phone point.

Bedroom Two

12'11" x 6'11" (3.96m x 2.13m)

Wooden double glazed window to the rear elevation, wall mounted electric heater, textured ceiling and space for wardrobes.

Bathroom

Grey three piece suite comprises: low flush W.C, pedestal sink unit and panelled bath with mixer tap over and wall mounted shower attachment. Partly tiled walls, wood effect vinyl flooring, textured ceiling and extractor fan. Shaver socket, spot lights and wall mounted electric fan heater.

Outside

To The Front

To the front of the property you will find a tarmac driveway providing 'off road' parking for two or more vehicles, a mainly laid to lawn area and steps leading up to the front entrance.

To The Rear

To the rear of the property you will find a paved patio area ideal for outdoor dining and furniture, a wooden shed and steps leading up to tiered garden. The garden has an array of plants, mature shrubs and flower beds. The garden provides a great deal of privacy and is bound by wood panelled fencing and mature hedging.

Council Tax Band C

EPC Rating E

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

FLOORPLAN

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



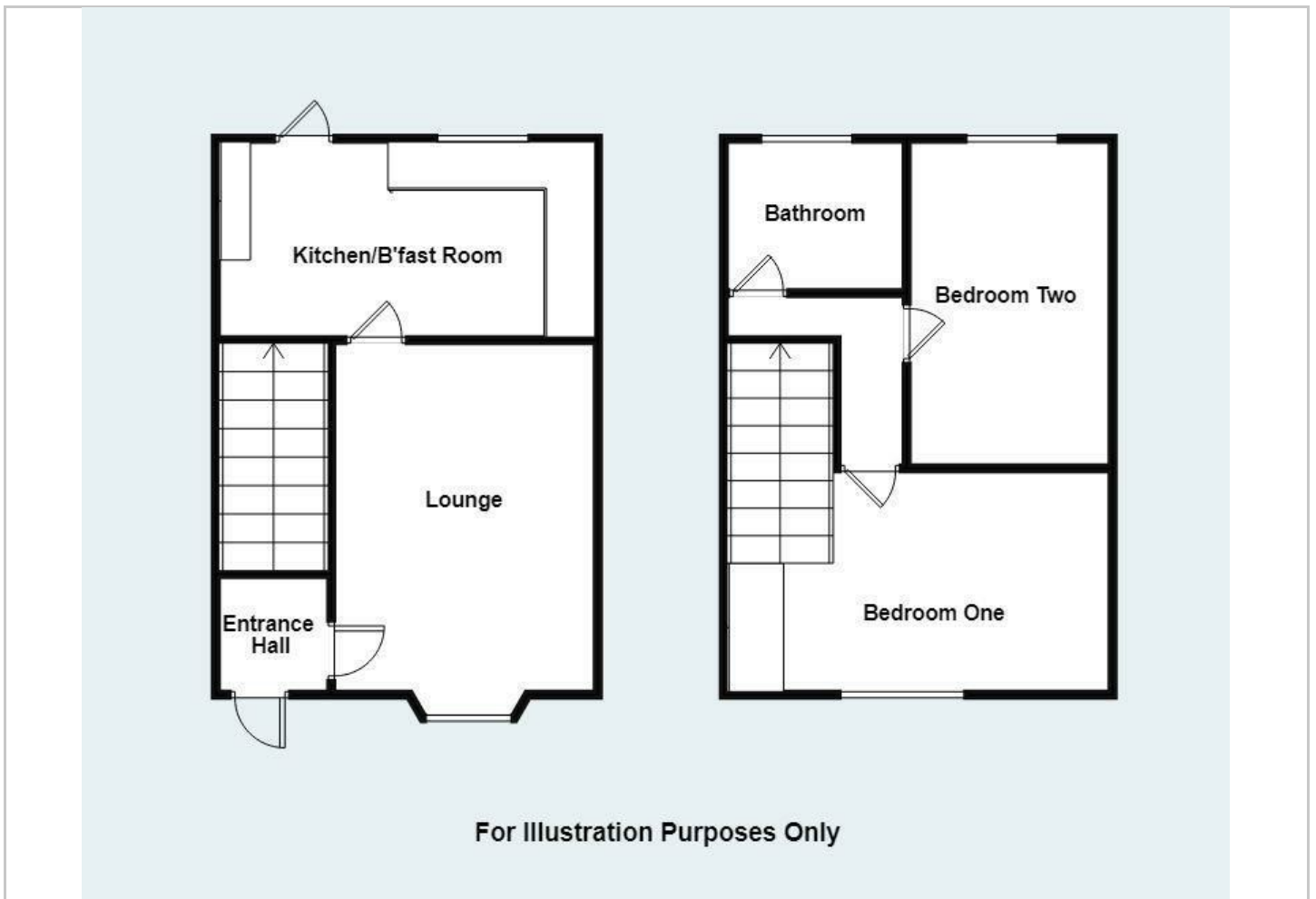
Hybrid Map



Terrain Map



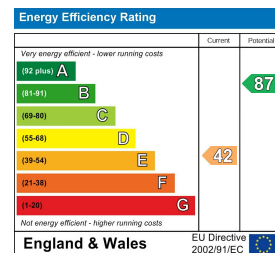
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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