



Hafan Rhewl

Near Holywell, CH8 9QE

Offers Over £220,000



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ACCOMMODATION COMPRISES:

Step up to:

ENCLOSED PORCH:

Upvc double glazed door, double glazed windows, textured ceiling, tiled flooring, upvc double glazed frosted door into:

ENTRANCE HALL:

Stairs to first floor and door leading into:

LOUNGE/DINING ROOM:

18'10 x 18'4 (5.74m x 5.59m)

Double glazed windows to the front to the rear elevation, texture and coved ceiling, electric fire set on a marble hearth with a marble fire surround, single panelled radiator, door into:

KITCHEN:

8'10 x 4'8 (2.69m x 1.42m)

Housing a range of wall, drawer and base units with roll top work surfaces over, 1 ½ bowl stainless steel sink and drainer unit. void and plumbing for washing machine, space for free standing fridge freezer, 'Moffat' electric oven, 'Bosch' electric hob, tile effect vinyl flooring, upvc double glazed window to the rear elevation, upvc double glazed door to the side elevation.

FIRST FLOOR ACCOMMODATION:

Stairs up to:

LANDING:

Textured ceiling, loft access hatch, doors leading into:

BEDROOM ONE:

13'11 x 9'11 (4.24m x 3.02m)

Double glazed window to the front elevation, single panelled radiator, textured ceiling, built in storage cupboard.

BEDROOM TWO:

12'1 x 8'4 (3.68m x 2.54m)

Double glazed window to the rear elevation, single panelled

radiator, textured ceiling, built in double door storage cupboard.

BEDROOM THREE:

9'11 x 8'10 (3.02m x 2.69m)

Double glazed window to the front elevation, textured ceiling,

SHOWER ROOM:

Frosted Upvc double glazed window to the rear elevation, vanity wash hand basin, walk in shower cubicle with glazed sliding door and wall mounted electric shower, heated towel rail, partially tiled walls, textured ceiling, vinyl flooring.

SEPARATE W.C.:

Frosted double glazed window to the rear elevation, textured ceiling and walls, low level flush w.c.,

GARAGE:

Up and over door providing access, houses electric consumer unit and oil boiler.

OUTSIDE:

Hafan is approached via a brick built wall with a concrete driveway leading up to the front porch and down the side of the property. The garden to the front of the property is mainly laid to lawn, with a boarder of mature plants and shrubs. A pathway leads down the side of the property providing access into the rear garden. To the rear you will find steps which lead up to the mainly laid to lawn garden, with a pathway giving access along the garden and across to the shed.

TO ARRANGE A VIEWING

Strictly by prior appointment through Reid & Roberts Estate Agents.

Telephone Flint 01352 762300.

Virtual viewings are encouraged for anyone in a vulnerable

Tel: 01352 711170

health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information or to book an appointment please call 01352 762300.

TO MAKE AN OFFER

TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the seller to ensure all buyers are financially qualified and their buying position confirmed.

Please Note: Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

OPENING HOURS

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

These particulars, whilst believed to be accurate are set out as a general outline only NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



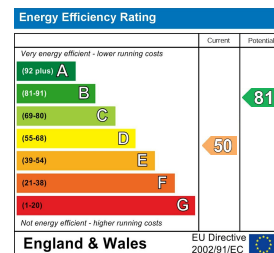
Floor Plan



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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