



## Hazel Cottage Myrtle Lane

Pen y Maes, Holywell, CH8 7BS

Offers In The Region Of £100,000





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## Accommodation Comprises

To the front of property you will find the property has a small strip of mainly laid to lawn providing a low maintenance garden.

White Upvc double glazing leads into:

### Lounge

13'5" x 12'0" (4.09 x 3.66 )

Well lit room having dual aspect double glazed windows to the front and rear elevation, wooden beamed ceiling and recessed spotlights.

Door leads into:

### Kitchen/Breakfast Room

13'10" x 13'5" (4.22 x 4.09)

Well lit room with dual aspect double glazed window to the front and rears elevation, housing a range of wall and base units with rolled top work, stainless steel unit with mixer taps, wall mounted newly fitted gas boiler, wood effect laminate flooring, beamed ceiling with recessed spotlight, staircase leads to the first floor accommodation and a door leads into:

### Downstairs Bathroom

7'6" x 4'7" (2.31 x 1.42)

The bathroom has been fully modernised providing a white three piece suite to include a panelled bath, low flush WC and pedestal sink, double glazed frosted window to the front elevation, wood effect laminate flooring, high gloss panelled wall and ceiling.

### First Floor Accommodation

#### Landing

Doors leads off to the two double bedrooms:

### Bedroom One

13'5" x 11'3" (4.09m x 3.46m)

Dual aspect room allowing a great deal of light having double Glazed windows to the front and rear elevation. wooden beamed ceiling and spotlights.

### Bedroom Two

13'10" x 13'5" (4.22m x 4.09m)

Well lit room as it is dual aspect with double glazed windows to the front and rear elevation.

### Outside

To the front of the property you will find two borders ideal for flower beds or a gravelled area for a seating area.

Please note there is no designated parking for this property.

### COUNCIL TAX BAND B

### EPC RATING - C

### 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](mailto: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.

Tel: 01352 711170

## 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.

## 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.

## 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.



## Road Map



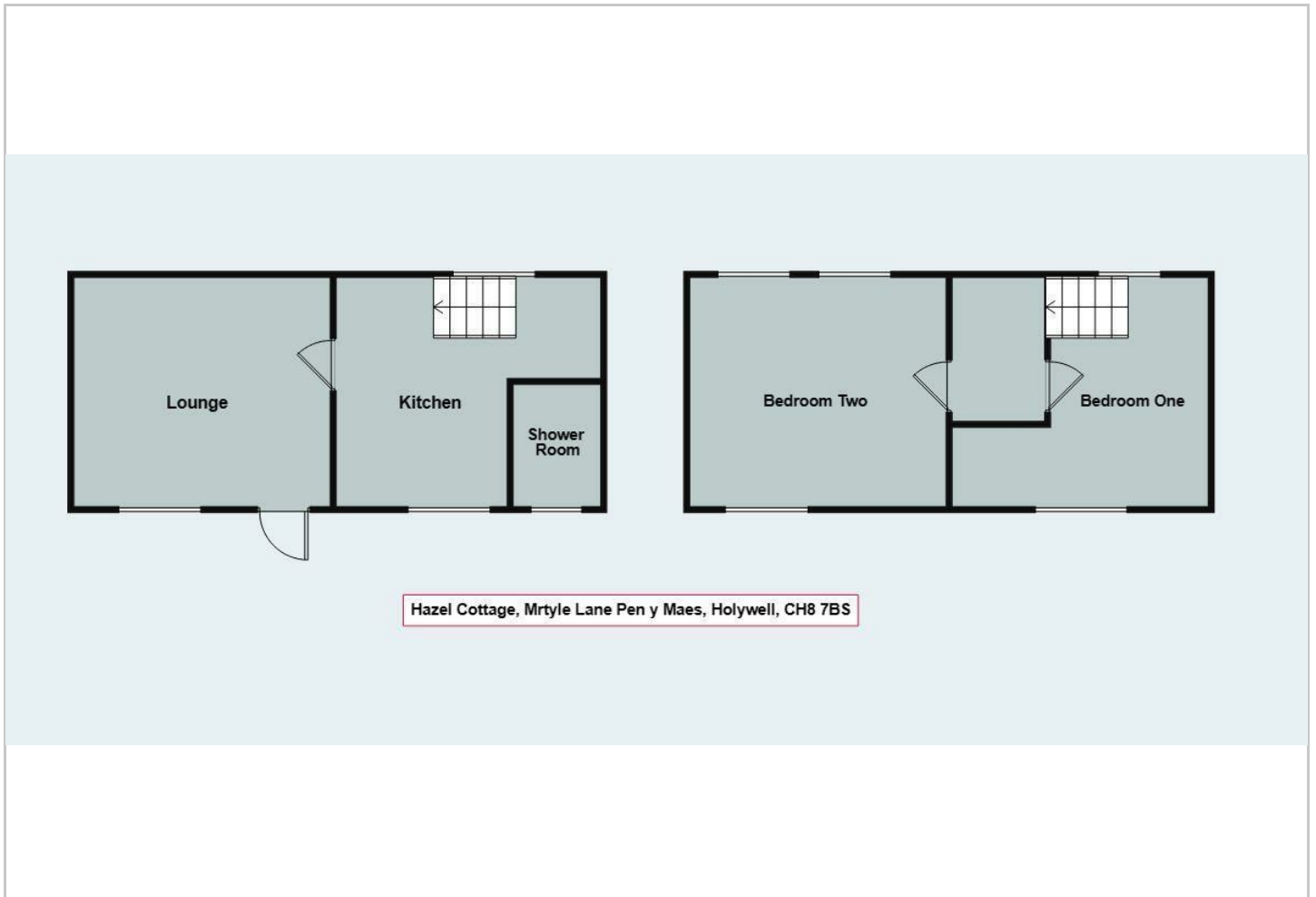
## Hybrid Map



## Terrain Map



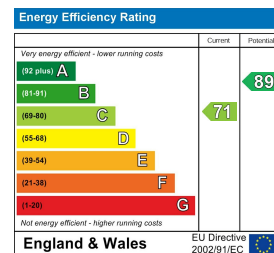
## Floor Plan



## 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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