



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

8 Hafod Y Coed

Carmel, Holywell, CH8 8NY

£179,950



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Accommodation Comprises

Reception Hallway

Double glazed door to the front elevation. Stairs to the first floor, laminate flooring and radiator.

Door leads into:

Lounge

4.24m x 3.38m

Double glazed window to the front elevation. Timber fire surround with marble hearth housing coal effect electric fire. Radiator.

Door leads into:

Kitchen/Dining Room

3.76m x 3.07m

Two double glazed windows to the rear elevation with views over fields to the Dee Estuary and beyond and double glazed door opening the garden and further double glazed window to the side. Fitted with a range of base units with roll top work surfaces, inset stainless steel sink and tiled splash backs over. Space for cooker and washing machine.. Walk-in Under stairs cupboard, tiled flooring and radiator.

Door into:

Downstairs Bathroom

3.28m x 1.4m

Double glazed window to the rear elevation. Fitted with a three piece bathroom suite comprising panelled bath mixer shower screen and mixer tap with shower attachment over, pedestal wash hand basin and close coupled WC. Part tiled walls, tiled flooring and radiator.

Landing

Double glazed window to the side elevation having a view over fields and towards the Dee Estuary, Loft access and doors off to:

Bedroom One

5.3m x 3.38m

Two double glazed windows to the front elevation. Built-in alcove cupboard, laminate flooring and radiator.

Bedroom Two

3.07m x 2.77m

Double glazed window to the rear elevation with far reaching views over fields to the Dee Estuary and beyond. Radiator.

Bedroom Three

2.44m x 2.36m

Double glazed window to the rear elevation with far reaching views over fields to the Dee Estuary and beyond. Radiator.

Outside

The gardens are a particular feature of the property and offer a generous sized garden the front which is mainly laid to lawn with a central pathway leading down to the front entrance. The garden to the rear is also a great size and is mainly laid to lawn with planted shrubs and trees and detached garage with parking to the front.

Garage

Detached garage with twin timber doors to the front and personal door to the rear.

EPC RATING C

Council Tax Band 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

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

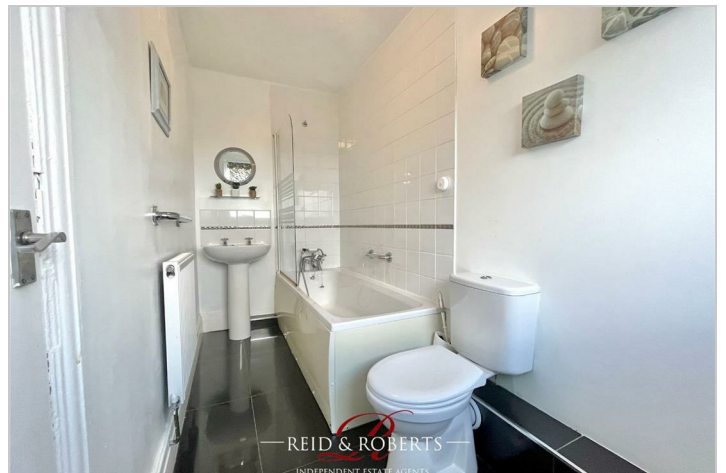
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352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

MISDESCRIPTION ACT

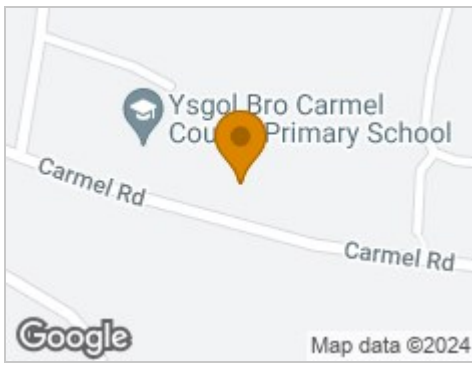
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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



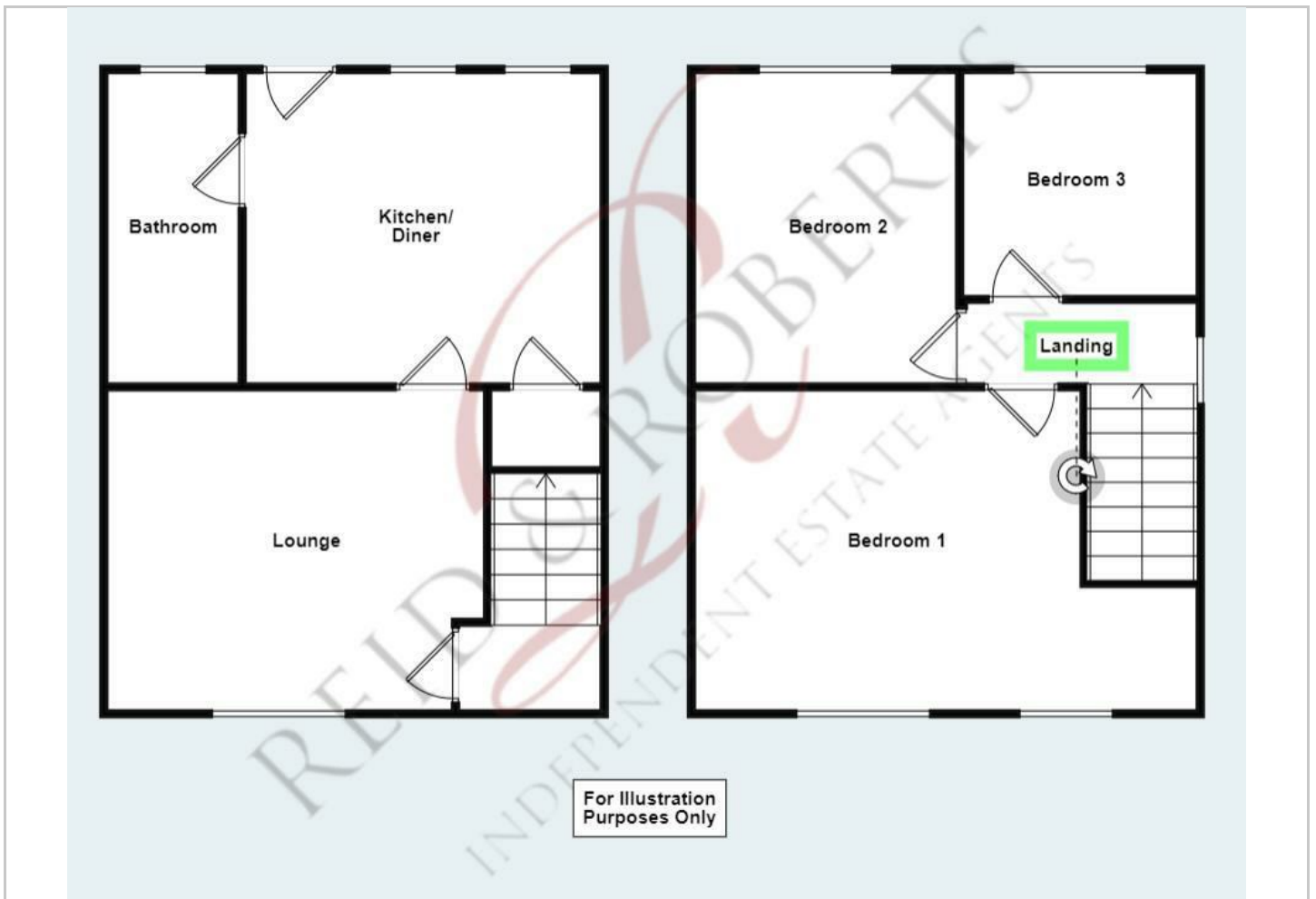
Hybrid Map



Terrain Map



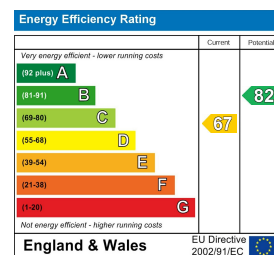
Floor Plan



Viewing

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Energy Efficiency Graph



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