



The Barns

Milwr, Holywell, CH8 8HE

Offers In The Region Of £380,000



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Accommodation Comprises:

The property is approached via a five bar wooden gate which gives access to a sweeping driveway which offers ample 'off road' parking which leads to a double garage. The larger than average gardens are mainly laid to lawn which extend to the side of the property.

Enclosed Porch

5'4" x 4'1" (1.64m x 1.26m)

Courtesy light, tiled flooring, k double panel radiator, built in wooden shelving, double glazed window to side elevations, wooden door lead into:

Reception Hallway

7'2" x 5'7" (2.2m x 1.71m)

Single panel radiator, textured ceiling, tiled flooring, wall mounted coat hook and stairs lead to the first floor accommodation.

Downstairs W.C

3'7" x 5'5" (1.1m x 1.67m)

Low flush WC, built in vanity unit, sink with splash back tiling, textured ceiling, double glazed frosted window to the front elevation, wall light point, wood effect laminate flooring and single panel radiator.

Lounge

24'5" x 13'10" (7.46m x 4.23m)

This spacious room is larger than average and is currently being used as a Lounge, Dining and Study Area. Fire surround with slate tiled heat housing a multi fuel burner, wood effect laminate flooring, wall light points, patio doors lead to conservatory. Double glazed window to the front elevation, two single panel radiator, aerial and telephone point and textured ceiling.

Conservatory

10'0" x 9'10" (3.069m x 3.020m)

Double glazed upvc with double glazed door leading to the rear garden, top openers tile effect laminate flooring, ceiling light point, electrical socket.

Door off Hallway leads to:

Kitchen/Breakfast Room

18'6" x 11'3" (5.65m x 3.443m)

Housing a range of wall and base unit with roll top work surfaces housing 1 1/2 bowl composite sink unit with mixer taps over, space for under counter fridge, void and plumbing for washing and dishwasher, space for fridge freezer, double oven range cooker with grill and plate warmer with extractor fan over, tile effect laminate flooring, wall light

pint, double glazed wood grain window to the rear elevation, aerial point, under stairs storage cupboard and single panel radiator.

Door leads into:

Utility Room

5'6" x 9'10" (1.688m x 3.020m)

Housing a range of base units, stainless steel sink with mixer tap over, void and plumbing for tumble dryer, wall light points, heated towel rail, laminate flooring, double glazed window to the rear elevation, upvc leads to the rear garden and an internal door leads into the garage.

First Floor Accommodation

Landing

Loft access, spotlights and textured ceiling.

Master Bedroom

13'10" x 13'7" (4.218m x 4.160m)

Double glazed window to the front elevation enjoying the view across the Dee Estuary, single panel radiator, aerial pint, wood effect laminate flooring, textured ceiling, wall light point, built in wardrobes, side tables, dressing table and shelving.

Bedroom Two

15'1" x 10'9" (4.606m x 3.3m)

Double glazed window to the front and side elevation both with view across the Dee Estuary, wall light points, textured ceiling, wood effect laminate flooring, built in wardrobes and fitted side table.

Bedroom Three

13'6" x 9'0" (4.130m x 2.762m)

Double glazed window to the rear elevation, single panel radiator, textured ceiling and exposed floor boards.

Family Bathroom

10'10" x 5'0" (3.316m x 1.54m)

Housing a Three piece suite comprising a panelled bath with main shower over with shower screen, low flush WC, single panel radiator, tile effect vinyl flooring, wall mounted vanity unit, shaver socket and fitted airing cupboard with fitted shelving and a double glazed frosted window to the rear elevation

Outside

To The Front

To the front of the property is a wooden gate giving you access to the large gravelled driveway leading up to the integral garage. The

Tel: 01352 711170

driveway would comfortably provide off road parking up to three/four cars. To either side of the driveway you will find open space with a good sized lawned area bounded by wooden panelled fencing and brick wall. A concrete pathway to the front entrance and around to the side of the property giving you access to the rear through the double wooden gate.

To The Back

To the rear of the property you will find a patio area ideal for outdoor furniture and al fresco dining. Mainly laid to lawn good sized garden with mature shrubs and bushes to the boundaries and to top of the paddock you will find a wooden summer house.. You will also find a detached garden shed.

Garage

19'3" x 10'11" (5.873m x 3.346m)

Up and over door, light and power and houses oil fuelled boiler.

EPC E

COUNCIL TAX BAND F

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.

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.

MAKE AN OFFER

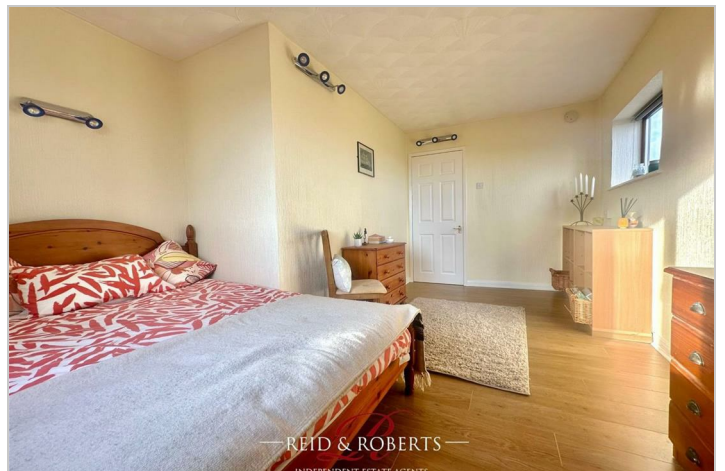
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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

MISDESCRIPTION ACT

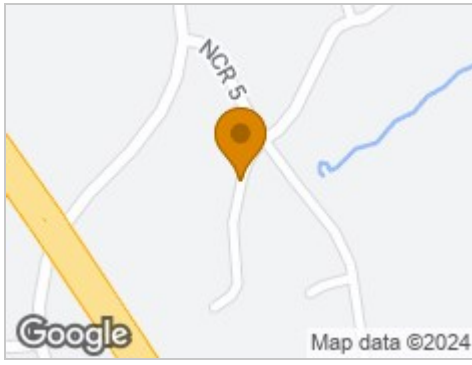
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



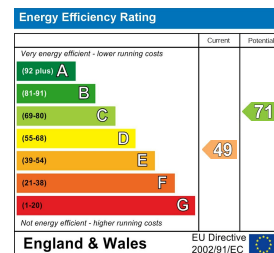
Floor Plan



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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