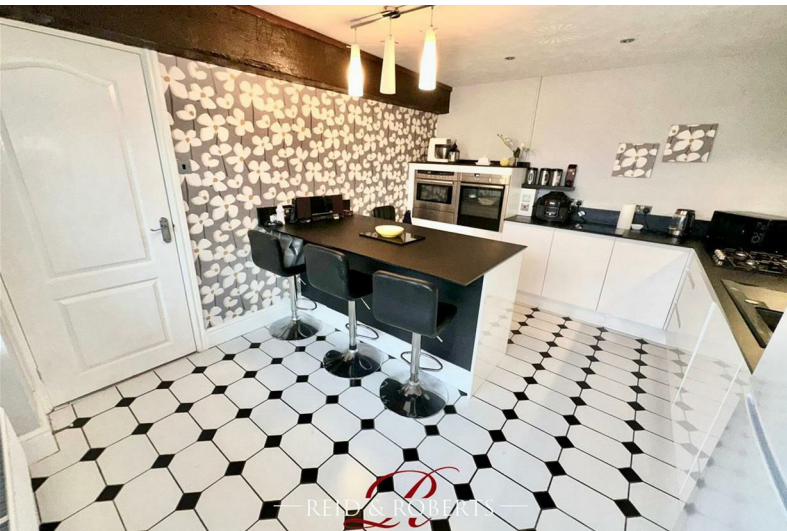




6 Holway Court

Carmel, CH8 7DR

Offers Around £200,000



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Accommodation Comprises:

Feature arched upvc door with glass panels and matching side panels opens into:

Reception Hall

High gloss flooring, double panelled radiators,, telephone point, stairs to first floor accommodation, textured ceiling and smoke alarm. Doors off to Lounge and Kitchen.

Kitchen/Breakfast Room

14'9" x 11'3" (4.5 x 3.42)

Recently fitted white high gloss base units, Built in eye level double oven, pan drawers, 4 ring hob white modern black high gloss splash back, with extractor over, sink unit with mixer taps, central island fitted with a composite slate effect with fitted cupboards and breakfast bar, Space for fridge freezer, fitted cupboard housing newly fitted boiler and plumbing for washing machine, feature original beams and Wooden double glazed arched window to the front elevation, tiled flooring, fitted spot lights and textured ceiling.

Door of hallway leads to:

Dining Room

13'3" x 9'5" (4.04m x 2.89m)

High gloss wooden flooring, wall mounted modern fitted radiator, walk-in spacious Under stairs cupboard housing fuse box and electric meter, light and plug and central beam with opening leading into:

Lounge

19'1" x 12'11" (5.84 x 3.95)

Feature double glazed arched window to the front elevation, fitted cast iron electric fire set on a slate hearth, coved ceiling modern fitted wall mounted radiator, Aerial socket and telephone point. Complimentary wall lights.

First Floor Accommodation

Split level landing, single panelled radiator, space for fitted wardrobe fitted handrail and doors off to Bedrooms and Bathroom

Bedroom One

4.24 x 3.43

Well lit room having a double glazed windows to the side and front of the property which has a views across fields ane over the dee estuary and beyond. Fitted wardrobe with hanging rail and shelving offering ample storage space., double panelled radiator and textured ceiling. Door to:

En-Suite Toilet

Close coupled Low flush W.C and Vanity hand wash basin with taps over tiled to dado height, extractor fan and frosted double glazed window to the front elevation.

Bedroom Two

4.21 x 3.25

Double glazed window to the front elevation having a view across fields and over towards the dee estuary. double panelled radiator. and textured ceiling

Bathroom

Larger than average bathroom having recently been modernised provided a White Four piece suite comprising: Low flush w.c, panelled bath, pedestal sink with mixer tap over and double shower cubicle with glass sliding soft closed door, housing a mixer tap and overhead rain shower. Double glazed frosted window to the front elevation, stainless steel effect fitted towel rail. Walk-in airing cupboard having fitted shelving with single panelled radiator

Outside

The garden to the front is open Plan being laid to lawn with a pathway leading upto a seating area, you will find a gravelled easy maintenance open garden area with space for storage shed and seating area which has a stone feature wall. You will find a parking space to the front of the property and a further visitors parking space in the car park which will be found at the entrance of the court.

Maintenance Charges

Each Resident pays £45 per quarter to the Holway Court Residents Association. This covers the costs of the external lighting bill within the Court and also the cost of a gardener who maintains the communal gardens.

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.

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

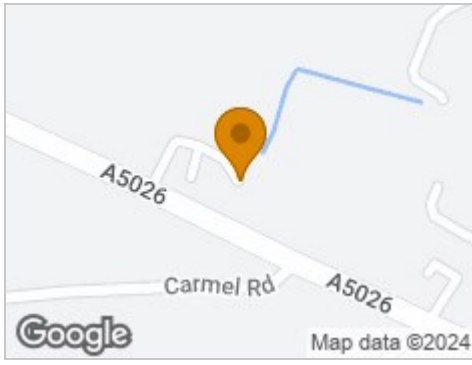
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Road Map



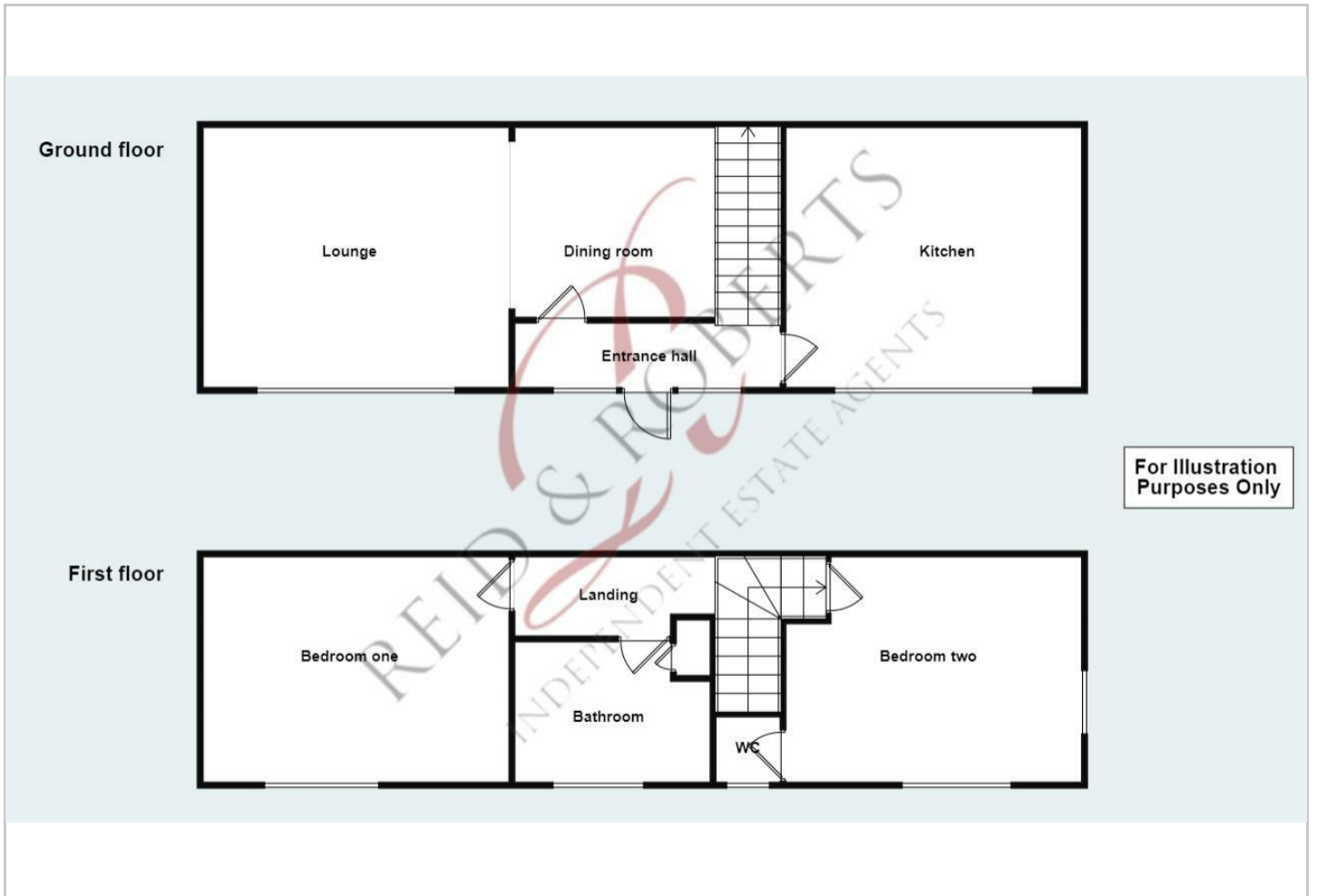
Hybrid Map



Terrain Map



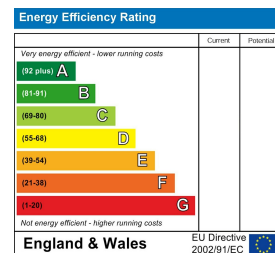
Floor Plan



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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