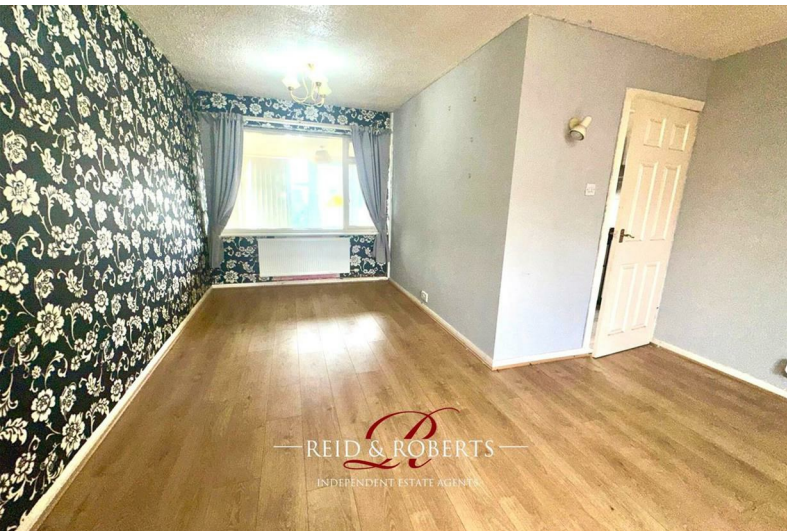




## 31 Rayon Road

Greenfield, Holywell, CH8 7EU

O.I.R.O £150,000





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## Property Description

Reid & Roberts Estate and letting agents are delighted to welcome to the market this Three Bedroom Semi Detached Home situated on a sizeable plot in a popular area of Greenfield appreciating views over the Dee Estuary towards the Wirral.

The accommodation briefly comprises: Reception Hall, Lounge/Diner, Kitchen and Sun Room. To the first floor you will find: Three Bedrooms and a Modern Family Bathroom. The property is fully double glazed and has gas central heating. The Property Benefits from having No Onward Chain.

The front of the property is approached via a tarmac driveway providing 'Off Road' parking which leads to the rear of the property where you will find a Garden which is mainly laid to lawn with shrubs and plants. The garden to the rear has been designed with easy maintenance in mind and has a good sized patio area. The property is bounded by panelled fencing. Viewings are highly recommended.

Greenfield offers a variety of shops, a school and is close by to Holywell where you will find a wider range of shops, services and popular schools. There are great transport links close by with easy access to the coast road and A55 expressway for commuting. The property offers a great opportunity to first time buyers or investors.

## Accommodation Comprises

The property is approached via a tarmac driveway extending to the front entrance

Upvc door leads into:

### Entrance Hallway

With stairs leading to the first floor accommodation and wood effect laminate flooring.

### Lounge

23'9" x 13'4" (7.26m x 4.08m)

Feature brick chimney breast with gas fire. UPVC double glazed window to the front elevation. Ceiling light point and wall light points. Panel radiator. Wood laminate flooring, which continues into;

### Dining Room

Window to the rear elevation, double panelled radiator. Ceiling light point.

### Kitchen

8'11" x 8'5" (2.74m x 2.59m)

Fitted with a range of wall and base units with wood trim and complementary worktops over. Inset stainless steel sink unit. 'Flavel' gas cooker with extractor fan over. void and plumbing for washing machine. Under stairs storage space. Splashback tiling, window to the rear elevation and UPVC double glazed door opens to;

### Sun Room

16'4" x 13'1" (5m x 4m)

Upvc panels. Ceiling light point and power sockets. Upvc double glazed door opens to rear garden.

### Landing

With Upvc double glazed window to the side elevation, loft access and airing cupboard housing the combination boiler.

Doors leading into:

### Bedroom One

11'9" x 9'11" (3.60m x 3.04m)

Upvc double glazed window to the front elevation providing extensive views and double panelled radiator.

### Bedroom Two

12'1" x 9'1" (3.70m x 2.79m)

Upvc double glazed window to the rear elevation providing views, panelled radiator and ceiling light point.

### Bedroom Three

7'4" x 6'11" (2.26m x 2.13m)

Upvc double glazed window to the front elevation, panelled radiator and ceiling light point.

### Shower Room

6'4" x 5'5" (1.95m x 1.67m )

Fitted with a three piece white suite comprising of low flush w.c, hand wash basin and corner shower cubicle with shower head attachment over. Upvc frosted double glazed window to the rear elevation, vinyl flooring and heated towel rail.

## Outside

The property is approached via a tarmacadam driveway with a lawned garden with hedge and fence borders. To the side of the property the driveway extends to the rear. providing parking for 4/6 vehicles.

## To the rear

To the rear you will find a good sized enclosed garden which is mainly laid to lawn and bound by wood panelled fencing. The garden also benefits from having views across towards the Dee Estuary.

## EPC Rating - C

## Council Tax Band C

## Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Looking For 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. Telephone Mold office on 01352 700070

## Misrepresentation 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.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.





## Road Map



## Hybrid Map



## Terrain Map



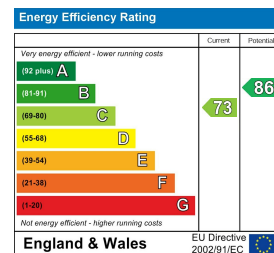
## Floor Plan



## 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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