



8 Ffordd Neuadd

Carmel, Holywell, CH8 8NT

£290,000

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Accommodation Comprises

Block paved driveway leads to the front of the property having a modern re-fitted composite door which leads into:

Reception Hallway

Panelled radiator, ceiling light point and doors off to:

Downstairs W.C

Fitted with a modern two piece suite comprising of wash hand basin with taps over and close coupled WC. Upvc double glazed window to the front elevation.

Study/Playroom 16'7" x 8'11" (5.08m x 2.74m)

Formerly the garage and which has been converted into this spacious room which is an ideal Study/Playroom having a Upvc Double glazed window to the front elevation, panelled radiator, coved ceiling and two ceiling light points,

Lounge 16'2" x 14'0" (4.95m x 4.27m)

This open plan spacious lounge has a Upvc double glazed window to the front elevation. Marble fireplace housing a coal effect gas fire set on marble hearth, wood effect laminate flooring, panelled radiator, coved ceiling and ceiling light point.

Door leads into the kitchen and an opening into:

Dining Room 12'9" x 9'8" (3.89m x 2.95m)

With upvc double glazed French doors leads to the rear patio area, panelled radiator, coved ceiling, ceiling light point and laminate flooring.

Kitchen/Breakfast Room 12'9" x 11'5" (3.89m x 3.48m)

Fitted with a range of modern wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap over and drainer. Four ring Induction hob with matching extractor fan over. Complimentary Integrated electric oven and microwave, void and plumbing for washing machine and American style fridge freezer. Recessed spotlighting and feature under cupboard lighting, upvc ceiling and vinyl flooring. With upvc double glazed window to the rear elevation and double glazed door to the side.

First Floor Accommodation

Stairs lead to the first floor accommodation.

Landing

Well light open Landing space with built-in airing cupboard housing a combination boiler.

Oak doors off to:

Bedroom One 12'9" x 12'1" (3.89m x 3.7m)

Spacious well lit room having a upvc double glazed window to the front elevation with views over roof tops to the Dee estuary. panelled radiator, coved ceiling, ceiling light point and Door leading to the en-suite.

En-Suite

Re-fitted modern two piece shower room with walk-in shower and electric shower with hand and rainfall shower heads, wash hand basin. Tiled walls and flooring with extractor fan. Upvc Double glazed window to the front elevation.

Bedroom Two 12'1" x 9'6" (3.7m x 2.9m)

Upvc double glazed window to the front elevation with views over roof tops to the Dee Estuary. Panelled radiator and ceiling light point.

Bedroom Three 11'9" x 8'11" (3.6m x 2.74m)

Upvc double glazed window to the rear elevation. Two fitted double wardrobes with sliding doors. Laminate flooring and panelled radiator.

Bedroom Four 10'2" x 8'7" (3.12m x 2.62m)

Upvc double glazed window to the rear elevation. Fitted wardrobes to the length of one wall with sliding doors. Laminate flooring and panelled radiator.

Shower Room 8'7" x 5'1" (2.63m x 1.57m)

Fitted with a modern three piece shower room suite comprising walk-in shower with hand and rainfall shower heads and fitted vanity unit with wash hand basin and low flush WC. Wall boarding and heated towel radiator. Upvc double glazed window to the side elevation.

Outside

The property is situated on a corner plot and offers gardens to the front, both side and to the rear

To the Front

The property offers a block paved driveway providing parking for two vehicles, with lawned gardens to both side which extends to the right hand side with planted beds with a variety of shrubs and hedges.. A wooden gate leads to the side of the property .

To the Side & Rear

Gated access leads to the private and enclosed rear garden with lawn and planted beds and paved patio area with summerhouse. Enclosed with wall and fence boundaries, outside light and tap.

EPC RATING C

COUNCIL TAX BAND E

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01244 918444 or email sales@red

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.

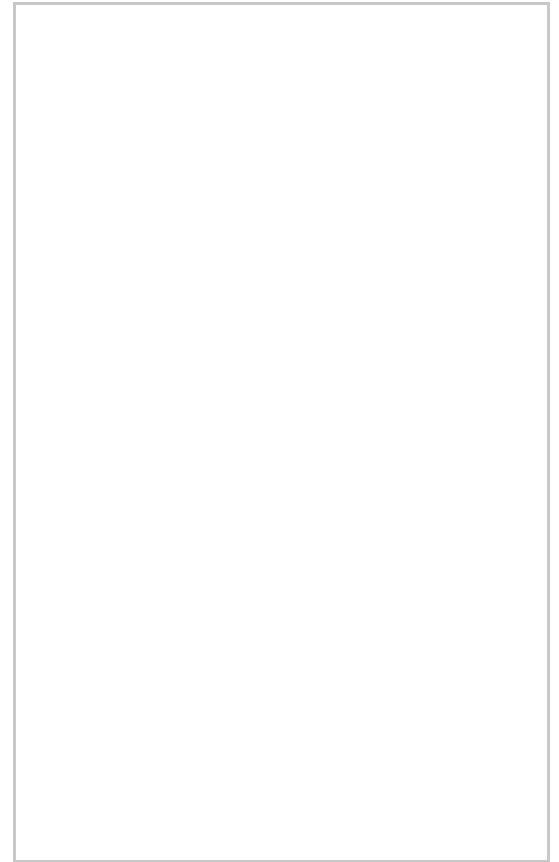
LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

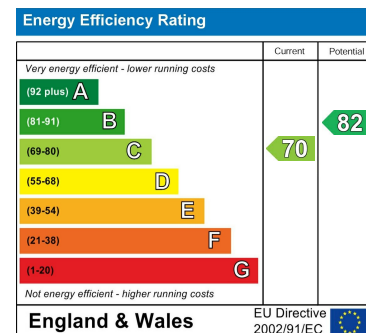
Area Map



Floor Plans



Energy Efficiency Graph



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