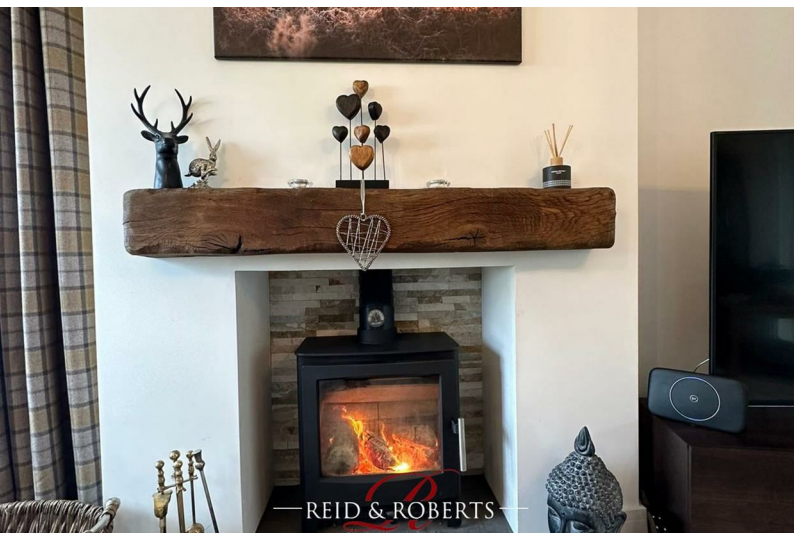




3 Parc Gorsedd

Gorsedd, CH8 8RP

Offers Over £480,000



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Accommodation Comprises

The property is approached via a tarmac driveway which provides parking for 4/6 vehicles which leads to a Double Garage with electric rolled door which also has a Carport attached to the side.

The front of the property is approached via:

Canopy Porch

Oak Set frame leads to recessed canopy porch having tiled steps which leads to the newly fitted modern composite door with full length glazed side panels leads into:

Reception Hallway

Turned staircase with wrap around storage cupboards leads to the first floor accommodation, wood effect laminate flooring, double panelled radiator and doors off to:

Downstairs W.C.

Wood effect laminate flooring, Low level WC, sink with splash back tiling and integral frosted glass window into the hallway.

Lounge

17'8" x 12'9" (5.38 x 3.89)

This well lit room has a feature corner window allowing a great deal of light and offers views across fields and over towards the Dee Estuary another feature in this room is the inglenook fire which houses a cast iron log burner with aged oak mantle over which is set on a slate hearth. Wood effect laminate flooring, coved ceiling, two panelled radiators, BT and aerial point.

Sliding double doors lead into:

Sun Lounge

Bi-Fold doors lead out onto the side decking area, double panelled radiator, double glazed windows overlooking the front and side of the property and wood effect laminate flooring,

Doors off the Reception Hallway lead to:

Sitting Room

13'3" x 8'9" (4.04 x 2.67)

Wood effect laminate flooring, 'French Doors' with glazed panels to both sides allowing a great deal of light in lead out onto the side decking area, coved ceiling, double panelled radiator.

Kitchen/Breakfast Room

17'9" x 9'6" > 5'8" (5.4 x 2.9 > 1.73)

This dual aspect room has had a modern re-fitted kitchen housing a range of wall and base units which has under lighting, built in eye level Neff fitted double oven and induction hob with stainless steel extractor fan over, fitted pan drawers, two corner carousel, integral Candy dishwasher, sink unit and drainer unit with mixer tap over, Built in seating area, full height slide out larder and wine rack, porcelain tiled flooring, recessed spot lights panelled radiator, space for fridge/freezer and double glazed window overlooking the rear and side and the property.

Door leads to:

Utility Room/Study Room

9'3" x 8'5" (2.82 x 2.57)

Modern re-fitted with a range of wall and base units with roll top laminate work surfaces over, single drainer sink with mixer taps over, and white brick style tiling. Built in desk, power points, double panelled radiator, porcelain tiled flooring, double glazed window overlooking the conservatory, void plumbing for washing machine and tumble dryer.

Door leads into:

Conservatory

12'0" x 7'2" (3.67m x 2.19m)

Spacious conservatory having a dwarf brick wall with Upvc double glazed units to two sides with top openers, poly-carbonate roof, ceiling light, double panelled radiator, tiled flooring and double glazed door leads to the rear patio area and an internal door into the attached garage.

First Floor Accommodation

Part Galleried Landing

This spacious part galleried landing has a feature coloured leaded window to the front elevation, double fitted cupboard, double panelled radiator and doors off to:

Bedroom One

14'9" x 13'9" (4.5 x 4.2)

This dual aspect bedroom has double glazed window overlooking the front of the property with panoramic views over the Dee Estuary, Wirral Peninsular and beyond and double glazed window to the rear of the property. Fitted with a range of wardrobes with mirror sliding door, hanging rail and shelving, two double panelled radiator, aerial point,

Bedroom Two

11'5" x 10'6" (3.48 x 3.2)

This well lit room has a feature corner window allowing a great deal of light and offers views across fields and over towards the Dee Estuary, double panelled radiator, aerial point and Sliding Mirror Robes with Shelving and Hanging Rail.

Bedroom Three

14'9" x 8'9" (4.5 x 2.67)

Fitted with a range of wardrobes with shelving and hanging rail, telephone point, double panelled radiator, and double glazed window overlooking the side of the property.

Bedroom Four

8'10" x 6'2" (2.71m x 1.90m)

Fitted with a range of wardrobes, double panelled radiator, and double glazed window overlooking the side of the property.

Bathroom

8'7" x 6'4" (2.62m x 1.94m)

Three piece suite comprising: Jacuzzi bath with mixer tap over, low level WC, wash hand basin with mixer tap over, panelled radiator, airing cupboard houses hot water tank. and double glazed window overlooking the side of the property.

Shower Room

10'2" x 5'4" (3.12m x 1.63m)

Modern re-fitted Three piece suite comprising a double walk-in shower having black granite effect pvc panels with mains pressure shower, built in duck egg vanity unit housing close couple WC, wash hand basin with mixer tap over, brick style white tiling to the wall, grey tiled flooring and a double glazed window overlooking the side of the property.

Outside

The front of the property is approached via a tarmac driveway providing parking for several vehicles with a lawned area adjacent which is bound by flowers and shrubs. A wrought iron gate leads to the rear garden.

Rear garden laid mainly to lawn with shrub borders, A patio with summer house, decking and pond, Greenhouse & Veg Plot set within a decorative stone and flagged area for ease of maintenance, Garden is bound by hedges and fencing.

Double Garage

17'9" x 16'11" (5.4 x 5.16)

Having an electric rolled up and over door, strip lighting and window overlooking the rear of the property and internal access door into the property.

A further parking space can be found to the side of the garage under the car port.

Information about the property

The property has been renovated and modernised to a high standard by the current owners and includes newly fitted Kitchen/Breakfast Room, Utility/Office Room, both having porcelain tiled flooring, Three piece Shower Room. Air Source Heating System (just been serviced) with new radiators with new copper piping throughout the house. Re-wired to the kitchen and Utility Room and new fuse box, Log Burner, Oak Wood effect laminate flooring throughout, new carpet upstairs and to the stairs and landing, skirting boards, Everest windows which has 18 years left on the warranty, blinds throughout and a fireplace and a new front door,

Tel: 01352 711170

EPC B

COUNCIL TAX BAND G

Directions

From the agents office in High Street Holywell, follow Whitford Street towards the Fire Station. At the T junction, turn right onto the Holway Road towards Carmel. Continue along the Holway Road for approximately 1.5 miles passing The Halfway Public House on the left hand side. Take a left turning after the Celyn bends for Gorsedd. At the T junction turn right in to the Village. Continue up the hill and turn left on to Babel Road. Take the first left in to Parc Gorsedd and the property can be found on the right handside.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

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.

Services

The agents have not tested the appliances listed in the particulars.

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.

Money Laundering

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.

Misrepresentation Act 1967

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.

Loans

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

Floor Plan

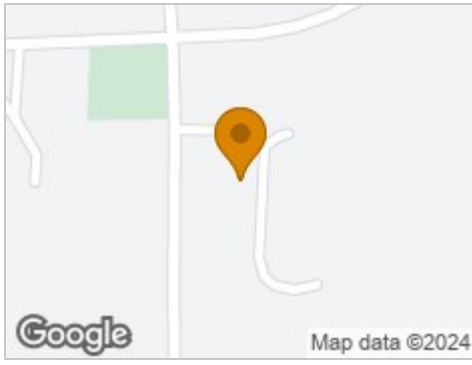
These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours Of Business

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor Plan

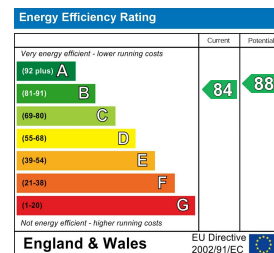


Not to Scale
For Illustrative Purposes Only

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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