



88 Ffordd Pennant

Mostyn, Holywell, CH8 9NY

£160,000



Reid & Roberts Estate Agents are pleased to place on the market this well-proportioned Three Bedroom Semi Detached House, house in the village of Mostyn which offers a larger than average plot and has views from upstairs over towards the Dee Estuary and beyond. The spacious accommodation provides an excellent opportunity for modernisation, enabling you to customize the property according to your preferences. With the added advantage of no onward chain, this property is eagerly awaiting its new owner to transform it into a wonderful home.

The accommodation briefly comprises; Entrance Hallway, Lounge, Dining Room, Sun Room and Conservatory to the ground floor with Three Bedrooms all of which including built in cupboards, and Shower Room to the First Floor. The property offers tarmac driveway that offers plenty of 'Off Road' parking space for multiple vehicles. Beyond the driveway, a wrought iron gate grants access to the side which leads to the detached garage and paved patio area which leads onto a spacious lawn area and ensures privacy as it is not overlooked from the rear.

Situated in the village of Mostyn which offers a variety of shops, primary school, community centre and is on a bus route to the neighbouring town of Holywell which offers a wider range of Shops, Schools, Public Houses and Recreational Facilities. The A55 is within easy access and offers a link up to the main motorway networks.



Accommodation Comprises

The property is approached via a tarmac driveway providing ample of road parking with a paved pathway leading to the front entrance.

Aluminium double glazed frosted door leads into:

Entrance Hallway

Offering a warm welcome to the property with double glazed aluminium window to the side elevation, smoke alarm, stairs lead to the first floor, telephone point, solar isolation switch, cupboard housing the electric meter and fuse box.

Glazed door leads into:

Lounge 14'1" x 13'1" (4.3m x 4m)

A double glazed aluminium window to the front elevation, complemented by a marble effect decorative fire surround set on a marble hearth. The matching inset with a electric fire adds to the overall aesthetic. Additionally, there is a T.V Aerial socket, a single panel radiator, and coved ceiling Two recessed spotlights within a recess provide ample lighting in the space.

A door leads into:

Dining Room 9'10" x 9'2" (3m x 2.8m)

The room features a double panel radiator,, coved ceiling, a convenient dimmer light switch and multiple power points.

Door leads into the kitchen and a square opening leads into;

Sun Room 8'6" x 7'2" (2.6m x 2.2m)

This well lit room has double glazed window to the side and rear elevation, single panel radiator, coved and tiled ceiling.

Double glazed sliding patio doors to the rear patio area.

Kitchen 9'6" x 7'2" (2.9m x 2.2m)

Housing a range of wall and base units with roll top work surfaces over, splash back tiling, space for electric oven, stainless steel sink unit, void and plumbing for washing machine and tumble dryer, space for fridge, telephone point, double glazed window to the side and rear elevation, coved and tiled ceiling, louver wooden doors lead to an under stairs storage space with fitted shelving, courtesy light and telephone point.

Glazed door leads into:

Conservatory 10'9" x 5'6" (3.3m x 1.7m)

Dwarf brick wall with white PVC double glazed units with diamond leaded top openers, double panel radiator, tiled flooring, polycarbonate roof and double glazed door leading to the rear patio area, two wall light points, T.V Aerial point and power points.

Double glazed door leads to the rear garden

Stairs From Hallway Rise To

Landing

Double glazed window to the side elevation, smoke alarm, fitted cupboard housing the boiler and with fitted shelving and loft access point.

Door lead off to:

Bedroom One 11'9" x 10'9" (3.6m x 3.3m)

With double glazed aluminium window to the front elevation, single panel radiator and built in cupboard measuring 1.2m x 0.5m with hanging rail and fitted shelving.

Bedroom Two 11'1" x 9'2" (3.4m x 2.8m)

Double glazed aluminium window to the rear elevation overlooking the Dee Estuary and beyond , single panel radiator and built in cupboard measuring 1.2m x 0.5m with fitted shelving

Bedroom Three 8'6" x 6'6" (2.6m x 2m)

Double glazed aluminium window to the front elevation, single panel radiator and cupboard over the stairwell houses fitted shelving, hanging rail and solar panel meter.

Shower Room 5'2" x 5'6" (1.6m x 1.7m)

Fitted with a three piece suite comprising of shower cubicle with glass door, modern Pvc walls, and mains shower over, vanity unit with sink and low flush W.C. Frosted double glazed window to the rear elevation, fitted spotlights, vinyl flooring, fitted touch light mirror, extractor fan and heated towel rail.

Outside

The property is on a good sized plots and has lawned gardens to the front with a tarmac driveway providing off road parking which leads upto the front entrance door.

To the side th eproperty can be accessed via a wrought iron gate which leads to the side of the property where you can access to a detached garage and to the rear of the conservatory which also leads to the rear garden which is larger than average and is not overlooked to the rear and offers a great deal of privacy. The garden is bounded by fence panel, mainly laid to lawn with a variety of tress and bushes and a greenhouse. To the rear of the property you will find a paved patio area where the Sun Room and Conservatory can be accessed.

Council Tax Band

EPC Rating

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandrobarts.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.

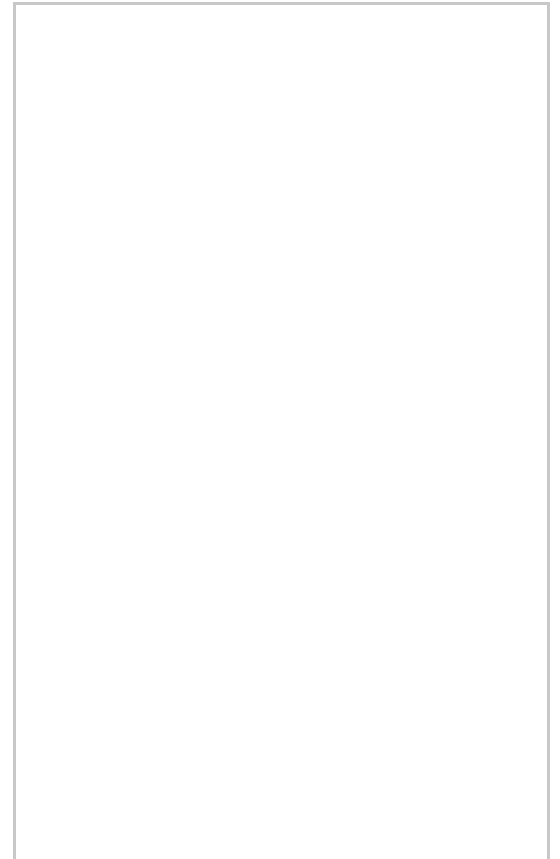
MAKE AN OFFER

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.

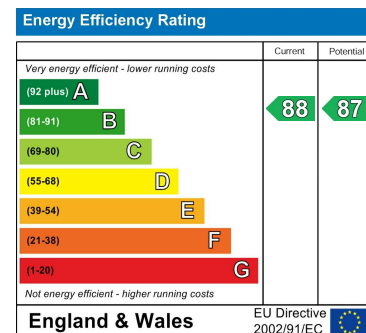
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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