



23 Cae Helyg

Pentre Halkyn, Holywell, CH8 8JA

Offers Around £155,000



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Accommodation Comprises:

A larger than average lawned garden can be found to the front and side of the property. A pathway leads to the front door which leads into:

Lounge

16'11" x 16'3" overall open plan dimensions inc. k
(5.16m x 4.95m overall open plan dimensions inc. ki)
Open-plan lounge through to kitchen having feature stone clad wall with fitted multi-fuel burner with exposed flue and exposed timbers to ceiling. Upvc window overlooking the front garden and over towards the Dee Estuary, turned staircase leads to the first floor accommodation with understairs cupboard housing the 'Ideal Elan' gas central heating boiler and double panelled radiator.

Opening through to kitchen/breakfast area.

Kitchen/Breakfast Area

10'4" x 7'5" overall open plan dimensions inc. kit
(3.15m x 2.26m overall open plan dimensions inc. ki)
Recently fitted with a range of wall and base units with complementary work-surfaces over with inset 1.5 bowl stainless steel sink unit. Built-under electric oven with hob and extractor hood over, space for fridge-freezer, high gloss grey splash back tiling, plumbing and space for washing machine, built-in cupboard and built in breakfast bar, beamed ceiling with central spotlights, vinyl tiled flooring, Upvc window overlooking the rear garden and Upvc door to outside.

First Floor Landing

Split level landing having Upvc windows at each level, loft hatch access and doors off to bedrooms and bathroom.

Main Bedroom

10'9" x 8'3" (3.286m x 2.533m)

Double bedroom, having a range of fitted wardrobes to one wall, door to 'Jack and Jill' bathroom, TV aerial point, fitted radiator and Upvc window overlooking the front garden and having views towards the Estuary.

Bedroom Two

10'4" x 5'7" (3.159m x 1.726m)

Having a useful built-in cupboard, fitted radiator, and Upvc window overlooking the rear garden.

Family Bathroom

7'5" x 6'5" (2.270m x 1.962m)

The family bathroom comprises:- corner bath with fitted shower over, low flush W.C and pedestal wash hand basin. Upvc window, tiling to walls, fitted radiator and door to bedroom.

Outside

The property is on a larger than average plot to the front and side you will find a large grassed area with a tarmac driveway with off road parking leads to a detached garage. A gate gives access into the rear garden which has been designed with easy maintenance in mind being paved and is bounded by a wall to the left boundary and fence panelling to the other boundary. The property is adjacent to open fields to the rear and is a particular feature as it is not overlooked to the front or the rear.

Detached Garage

Up and over door, light and power and access door to the side.

EPC RATING

COUNCIL TAX BAND

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.

INDEPENDENT MORTGAGE ADVICE

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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.

LOANS

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

MONEY LAUNDERING REGULATIONS

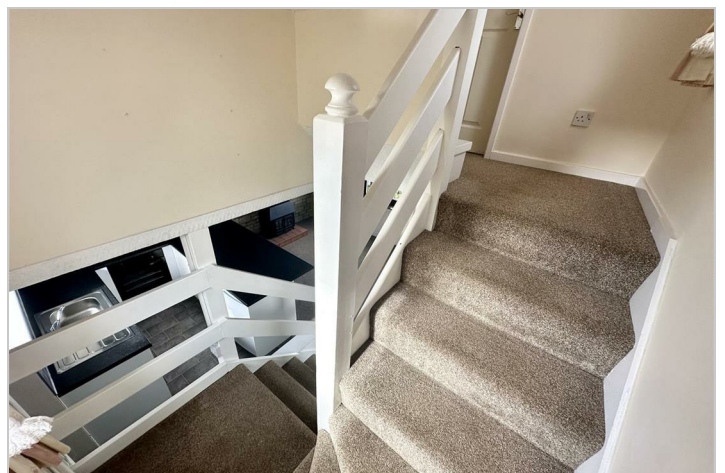
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

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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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