



1 Park Crescent

Carmel, Holywell, CH8 7DJ

£230,000



Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this beautifully presented Detached Bungalow situated on a substantial sized corner plot in the highly sought after village of Carmel. The rear garden has been carefully planned for low maintenance, featuring a spacious slate paved patio area. The property has been tastefully renovated by it's current owner making this the perfect 'move in ready' family home.

The accommodation briefly comprises an 'L' shaped entrance hallway, lounge, kitchen, three bedrooms, and bathroom. Externally, the property boasts a tarmac driveway for one vehicle with further parking in the detached garage and a manageable garden at the side. Additional benefits include gas central heating, double glazing throughout and no onward chain,

The property is located in Carmel, on the outskirts of Holywell. The village of Carmel offers local amenities that include a primary school, church, bowling green and village pub whilst approximately 1.5miles away, Holywell offers further amenities including primary and secondary education, shops, supermarkets and banks.

Transport links are excellent with the A5026 providing direct access into Holywell and linking up with the A55 at Caerwys. The A55 provides excellent transport links to Chester, North Wales and further afield via the national motorway network making this property ideal for those wishing to commute.



Accommodation Comprises:

The property is approached to the side via a pathway which leads a white double glazed door giving access into:

L Shaped Hallway

Wood effect laminate flooring, two panelled radiators, loft access and storage cupboard housing electric meter and fuse box with light and power.

Lounge 16'4" x 10'2" (5.0m x 3.1m)

This well lit lounge consists of a double glazed bay window with top openers having views of fields and The Dee Estuary. With wood effect laminate flooring, wood fire surround with a raised marble hearth and power points.

Kitchen 8'6" x 5'10" (2.6m x 1.8m)

Freshly renovated kitchen houses a range of wall and base units, stainless steel sink unit with mixer taps, built in electric oven and four ring gas hob and extractor fan over, tiled flooring, panelled radiator, space for white goods including washing machine and fridge/freezer. Double glazed door leads to the rear of the property.

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

Upvc double glazed window to the rear elevation, newly fitted carpet, panelled radiator and power points.

Bedroom Two 10'5" x 7'6" (3.2m x 2.3m)

Upvc double glazed window to the front elevation, panelled radiator and power points.

Bedroom Three 9'2" x 6'10" (2.8m x 2.1m)

With upvc double glazed window to the side elevation, newly fitted carpet, and panelled radiator. Built in cupboard housing the boiler with fitted shelving.

Bathroom 7'2" x 5'2" (2.2m x 1.6m)

The newly fitted bathroom comprises of a three piece white suite with panelled bath with show screen and shower head over, low flush w.c and pedestal sink. Tiling to dado height, double panelled radiator. Upvc double glazed window to the side elevation.

Outside

Situated on a substantial sized corner plot with a tarmac driveway proving off road parking which leads to a garage with up and over door. To the rear you will find a slate gravelled patio area with raised border. Contribute pathway leads round to the front and steps lead down to a slate side access.

Garage 19'4" x 8'10" (5.9m x 2.7m)

With light and power laid on, separate fuse box, fluorescent light, glazed window to the rear

EPC Rating D

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.

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.

MISDESCRIPTION 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.

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.

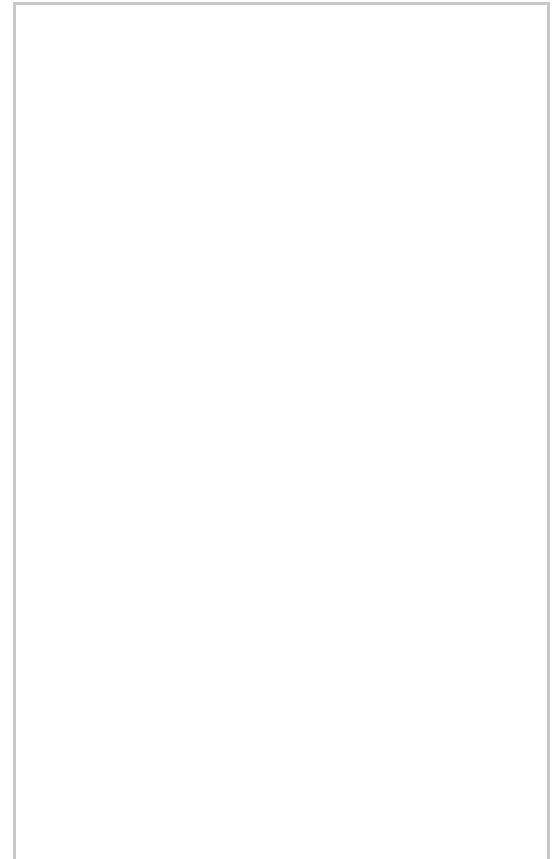
WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

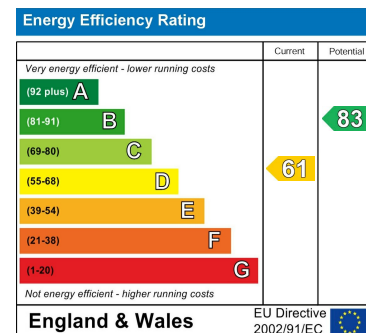
Area Map



Floor Plans



Energy Efficiency Graph



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