



13 Park Road

Carmel, Holywell, CH8 7DG

Offers Over £200,000



Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this detached property situated in the highly sought after village of Carmel. The rear garden has been carefully planned for low maintenance, with a spacious paved patio area providing the perfect space for al fresco dining.

The accommodation briefly comprises an entrance porch, lounge, kitchen, conservatory, utility room, partitioned garage, two bedrooms, and bathroom. Externally, the property boasts a tarmac driveway for one vehicle with further garage and a manageable garden at the rear. 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 1.5 miles 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.



Entrance Porch 7'6" x 2'7" (2.3m x 0.8m)

Well lit room having glazed panel to the side and rear, a double glazed door leads into:

Lounge 22'3" x 9'6" (6.8m x 2.9m)

This Larger than average lounge with dining area is perfect for family entertaining, electric fire with marble effect fire surround and mantel over, two panelled radiators, aerial and telephone sockets, coved and textured ceiling with two ceiling light points, patio doors leading into conservatory.

Conservatory 8'2" x 7'2" (2.5m x 2.2m)

Dwarf brick wall, double power points, aerial socket, polycarbonate tinted roof, double glazed units with top openers over, tiled flooring, patio doors leading out to the rear garden.

Inner Hallway 1.5m x 2.1m

Turned staircase, double glazed window to the side elevation, wrap around understair storage cupboard with fitted alarm panel, fitted shelving, panelled radiator, wood effect laminate flooring, thermostac control, door leading into garage and kitchen.

Kitchen 8'10" x 8'6" (2.7m x 2.6m)

Housing a range of wall and base units with wood effect work tops over, stainless steel sink unit with matching drainer, mixer tap over and splash back tiles. Built in electric over, four ring hob with canopy extractor fan over, integral fridge and freezer, microwave, built in breakfast bar, tiled walls to dado height, double glass doors with display shelves, wood effect laminate flooring.

Double glazed window to the rear elevation and double glazed frosted door to the rear.

Door of Inner Hallway leads to:

Utility Room 7'6" x 4'3" (2.3m x 1.3m)

Wall mounted glow worm boiler, heating control, power points, void and plumbing for washing machine with voids for dryer.

Partitioned Garage 10'5" x 7'6" (3.2m x 2.3m)

With fluorescent central light, up and over garage door, wall mounted electric and fuse box,

Turned staircase leads to the first floor accomod

Loft access points, smoke alarm, double glazed window to the side elevation.

Doors leading off too.

Bedroom One 15'5" x 8'10" (4.7m x 2.7m)

Fitted with a range of wardrobes providing hang rail, fitted shelving, drawers and over heard cupboards, Double glazed large picture window to the front elevation overlooking the Dee Estuary and fields beyond, telephone point and paneled radiator.

Bedroom Two 10'2" x 8'6" (3.1m x 2.6m)

Fitted with a range of wardrobes providing hang rail, fitted shelving, drawers and over heard cupboards, Double glazed window to the rear elevation, telephone and bt point and paneled radiator

Bathroom 8'6" x 6'10" (2.6m x 2.1m)

Comprising of a modern white three piece suite with splash back tiling, 'p' shaped panelled bath, curve shaped screen and electric shower over with hand attachment, low flush w.c and pedestal sink. Vinyl flooring, panelled radiator, built in storage cupboard housing the water immersion heater with fitted shelving and fitted recessed spotlights.

Outside

The property is approached via a tarmac driveway proving ample off road parking. To the rear of the property you will find a paved patio area along with a raised lawned garden. The garden is bounded by wood panelled fencing.

EPC Rating - TBC

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.

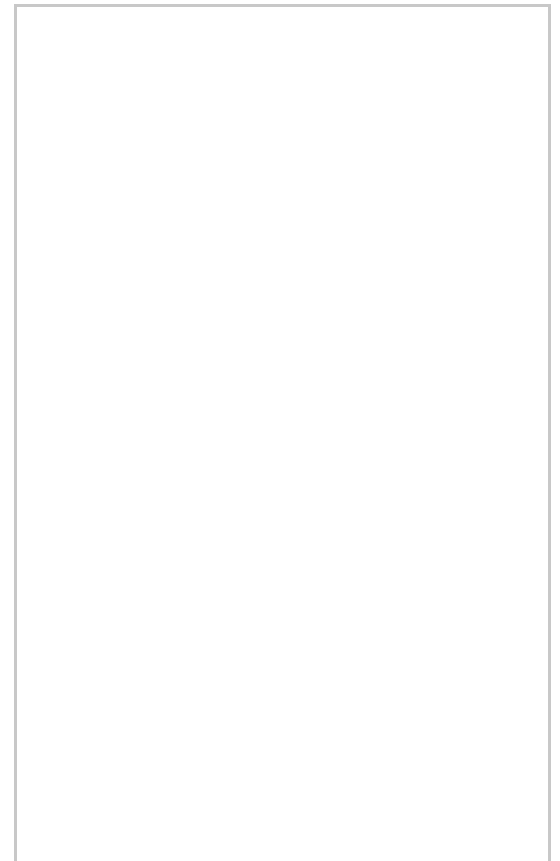
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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