



## 1 Dee View Cottages Holway Road

Holywell, CH8 7NS

Offers Over £135,000





# 1 Dee View Cottages Holway Road

Holywell, CH8 7NS

Offers Over £135,000



## Accommodation Comprises:

Wrought iron gates leading to front with white UPVC double glazed door leading in to

## Lounge

13'5" x 11'9" (4.1 x 3.6)

Through in to the cosy lounge which features a pebble effect fire with marble hearth and surround. Wood effect flooring, fitted book shelf and single panel radiator. Double glazed window to the front elevation and decorative door leads into:

## Kitchen

9'1" x 8'7" (2.78 x 2.62)

Housing a range of wall and base units with roll top work surfaces and built in breakfast bar. There is an integrated electric oven with gas hob and extractor over and space for a washing machine. stainless steel sink with mixer tap, space for fridge freezer, wood effect flooring, one of the features is the original feature cast iron oven and fire. You will find a small breakfast bar which enjoys the view over the rear garden from the double glazed window.

Turned staircase leads to the first floor accommodation and a staircase leads down to:

## Office/Guest Bedroom 3

10'9" x 10'9" (3.3 x 3.3)

Beamed ceiling, smoke alarm, double glazed window to the rear elevation, single panel radiator, wooden effect vinyl flooring, wall mounted boiler, fitted shelving and white UPVC frosted glass door leading to rear garden.

Stairs lead from the kitchen upto the first floor

## Main Bedroom

10'7" x 12'0" (3.24 x 3.66)

Double glazed window to front elevation, built in wardrobes with rails and shelving, single panel radiator.

## Bedroom Two

7'8" x 6'4" (2.36 x 1.95)

Double glazed window to rear elevation with views over Dee estuary, pitched ceiling with built in bunk bed and storage underneath, storage cupboard above bed, exposed floorboards and single panel radiator.

## Bathroom

10'2" x 3'9" (3.11 x 1.16)

Modern three piece suite comprising low flush W/C, pedestal hand wash basin with panel bath and wall mounted power shower over and glass screen. Partly tiled walls and wood effect laminate flooring, wall mounted towel rail, wooden framed double glazed window to rear elevation.

## Outside

Larger than average rear garden mainly laid to lawn with patio area, leading on to decking, with stunning views over the Dee Estuary. Garden shed for storage and fencing all around.

EPC RATING E

COUNCIL TAX BAND B

## VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandrobotts.com](mailto:holywell@reidandrobotts.com)

Tel: 01352 711170

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### **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.

### **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**

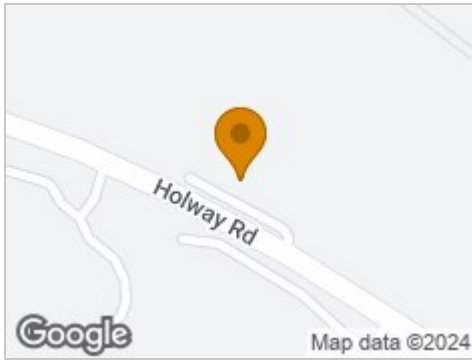
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

### **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.



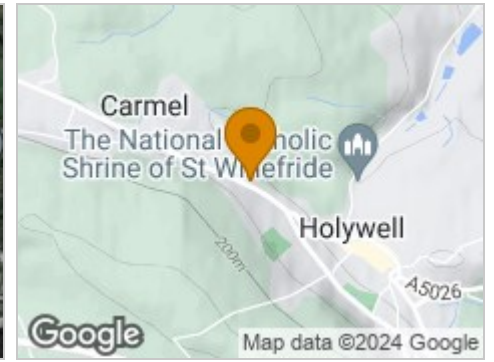
## Road Map



## Hybrid Map



## Terrain Map



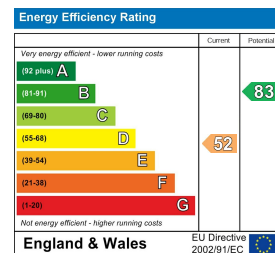
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.