



## 14 Pen Y Ball Street

, Holywell, CH8 7LW

£135,000



Reid & Roberts is excited to market this immaculate property, providing a fantastic opportunity for buyers looking for a well-maintained home in a highly convenient location. Don't miss out on this chance to own a property with everything you need right at your doorstep.

Since its construction in 1999, this property has been owned by the current owner. They have recently added a new kitchen/breakfast room, complete with a brand new oven. The property can be accessed through a wrought iron gate that leads to a slate gravelled garden in the front. Inside, there is a lounge with a turned staircase that takes you to the first floor, where you will find a landing, two double bedrooms, and a modern bathroom. The modern kitchen/breakfast room has a door that opens to a private garden at the rear, ensuring privacy. The rear garden has been designed for easy maintenance, and the owners have secured a parking space from the local church.

Holywell Town is home to the famous St Winefride's Holy Well, while Greenfield Valley Heritage Park is a short stroll away. The town boasts a range of facilities including shops, cafes, post office, bank, bus station, and Leisure Centre. Nearby towns like Flint and Mold offer additional amenities and schools for residents.



#### Accommodation Comprises:

Dwarf brick wall to the front of the property with wrought iron gate leading to the low maintenance garden with a pathway leading upto:

#### Entrance

Wooden door leads into:

#### Lounge 14'1" 11'5" (4.3 3.5)

A double glazed window overlooks the front of the property, complemented by a wooden fire surround with a tiled effect inset and hearth featuring a white log effect electric fire. The room also includes a thermostat control, single panelled radiator, and a cupboard housing the consumer unit. Additionally, there is a central ceiling light fan providing illumination, along with a turned staircase leading to the first floor accommodation. A door leads into the next area, completing the layout of this well-appointed space.

#### Modern Kitchen/Breakfast Room 11'5" 10'9" (3.5 3.3)

The well-lit room features a variety of white wall and base units, complemented by rolled top work surfaces and a seating area. It includes a newly replaced electric oven with a 4-ring electric hob and an extractor fan above. There is ample space for a fridge, freezer, and a washing machine with plumbing. The flooring has a tiled effect laminate, and there is a stainless steel sink unit with a mixer tap. Additionally, the room has a wall-mounted Baxi boiler, a single panelled radiator, a double glazed window at the rear, and a white uPVC glass panelled door leading to the rear garden.

#### Turned staircase leads to the first floor

#### Landing

Textured ceiling, smoke alarm and doors off to:

#### Bedroom One 11'5" x 10'2" (3.5 x 3.1)

Bright room featuring a double glazed window facing the front, a single panelled radiator, textured ceiling with central light and fan.

#### Bedroom Two 10'2" 6'10" (3.1 2.1)

The rear elevation of the property features a double glazed window that provides a view of the rear garden. There is a single panelled radiator, a textured ceiling, and a built-in cupboard over the stairwell with fitted shelving.

#### Bathroom 7'2" 4'7" (2.2 1.4)

This contemporary bathroom features a three-piece suite including a panelled bath with a shower above, a low flush WC, and a built-in vanity unit with a recessed sink. It also has a vanity mirror, tiled walls up to dado height, tiled effect laminate flooring, a textured ceiling, and a double glazed window at the rear.

#### Outside

The property can be accessed through a wrought iron gate that leads to a slate gravelled garden in the front.

#### Rear Garden

The garden has been carefully planned for low upkeep and provides ample privacy with no direct views from behind. It is enclosed by fence panels and includes a pedestrian gate with a pathway leading to the front of the property, featuring a coded lock for waste disposal for the three residences.

The majority of the garden is covered in welsh green slate, a garden path on one side, a fruiting apple tree, and a mix of flowers and shrubs along the borders. There is also a designated seating area for outdoor dining.

#### Parking

The current owners rent a parking space of the local chapel for £25.00 a year which is located just off West Drive to the rear of the Chapel and is a short walk from the property.

#### EPC RATING C

#### 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@reidandroberts.com](mailto: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.

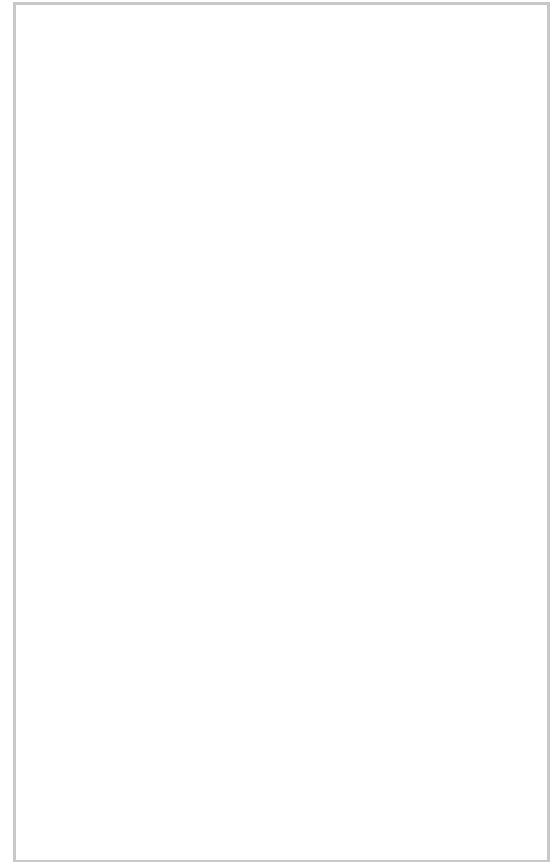
#### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

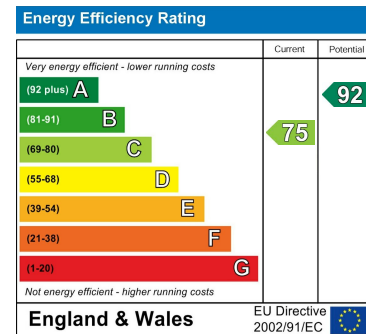
## Area Map



## Floor Plans



## Energy Efficiency Graph



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