



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

15 Allt Y Plas

Pentre Halkyn, Holywell, CH8 8JE

£170,000



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Accommodation Comprises:

Accessed to the side of the property

Upvc door with double glaze frosted panel opens into the reception hall.

Reception Hall

9'9" x 5'10" (2.99 x 1.78)

Stairs up to the first floor, accommodation, picture rail, single panelled radiator, wood effect laminate flooring, smoke alarm, under stairs storage cupboard and wall mounted thermostat, heating controls. Double glazed frosted window to the side elevation and door opens into the kitchen open plan Kitchen, Dining Room and Lounge.

Kitchen/Dining Room

10'5" x 9'5" (3.2 x 2.89)

This lovely spacious open plan space comprises a range of modern light grey wall and base units with a built-in shelf and plate rack. Built in eye level oven and grill and a four ring lamona electric Hob with black extractor Hood overhead. Wood Effect work tops with composite sink one and a half bowl and a mixer tap over. and splashback tiling. Void and plumbing for washing machine integral fridge and slimline dishwasher, double glazed window to the side elevation, wood effect laminate flooring, wall mounted chrome radiator, fitted spotlights. Double glazed patio doors allow a great deal of light into the room and give access to the rear garden.

Lounge Area

16'10" x 11'0" (5.15 x 3.36)

Wood effect Laminate flooring throughout the open space, double glazed window to the front elevation, wall mounted gas fire, fitted picture rail, single paneled radiator, aerial and TV point.

Stairs lead to the first floor accommodation

Landing

Loft access, smoke alarm, double glazed window to the side elevation, fitted cupboard which houses the immersion heater with shelving above.

Bedroom One

13'8" x 9'5" (4.17 x 2.88)

White upvc double glazed window to the rear elevation which overlooks the rear garden and over towards the Dee estuary and surrounding Countryside. Fitted picture rail. Single panelled radiator, TV extension and fitted wardrobe providing hanging rail and fitted shelving.

Bedroom Two

11'7" x 9'10" (3.55 x 3.02)

Double glazed window to the rear elevation overlooking the rear garden and over towards the Dee estuary and surrounding Countryside, fitted picture rail. and Single panelled radiator.

Bathroom

6'7" x 5'5" (2.02 x 1.66)

Comprising a three piece white suite. of a panelled bath with mixer top over, mains powered wall mounted shower over with glass screen, close coupled, low flush WC, inset sink and mixer tap over, tiling to the walls and tiled flooring, single paneled radiator. double glazed frosted window to the side elevation.

Outside

A pathway leads to the front of the property and has fence panelling to the front and side boundary with a lawned garden to the front.

Garden Side & Rear

The garden is larger than average and offers a great deal of outdoor space which is mainly laid to lawn and is bounded by fence panelling, you will find a paved patio area for outside al fresco dining. a varitey of bushes.

The property boasts expansive gardens that surround it, offering a larger than average garden at the front, side, and rear. This unique feature ensures a high level of privacy as there are no direct views from neighboring properties. With sufficient space, subject to planning permissions and

regulations, the garden presents an opportunity for extending the property either to the side or rear, while still retaining a generous-sized garden.

EPC RATING

TBC

COUNCIL TAX BAND C

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.

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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.

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

MISDESCRIPTION ACT

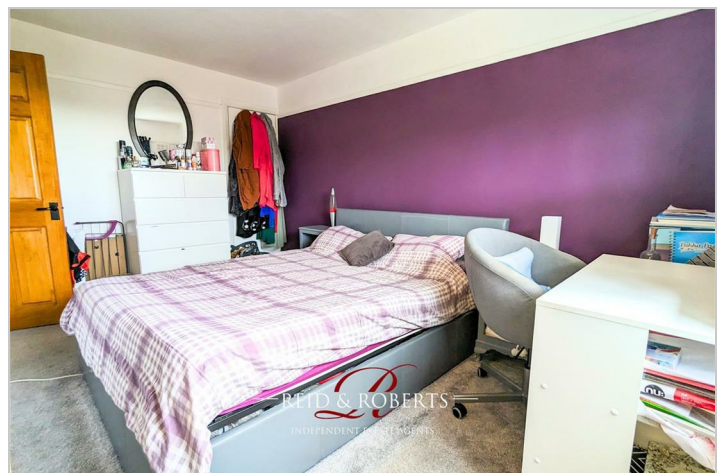
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MONEY LAUNDERING REGULATIONS

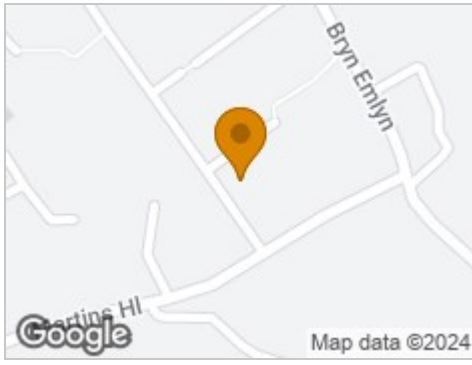
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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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