



## 2 Y Dreflan

, Mostyn, CH8 9PS

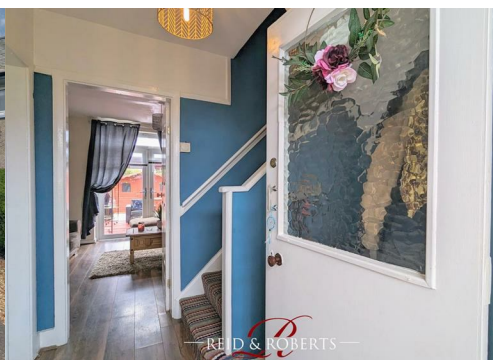
£155,000



Reid & Roberts Estate and Letting Agents are pleased to present this three bedroom end terrace property situated on Y Dreflan in Mostyn. This property boasts a generous corner plot with a sun drenched garden, off-road parking, and ample living space.

The property offers well presented accommodation to include the ground floor where you will find: Enclosed Porch, Reception Hall, Lounge, Dining Room, Kitchen, Rear Hallway, Utility/ Boiler Room and Downstairs WC. The first floor accommodation comprises: Landing giving access to Three Bedrooms and Family Bathroom. The property has the added benefit of Double Glazed Windows and Oil Fired Central Heating.

Situated in the village of Mostyn which offers a variety of shops, primary school, community centre and is on a bus route to the neighbouring town of Holywell which offers a wider range of Shops, Schools, Public Houses and Recreational Facilities. The A55 is within easy access and offers a link up to the main motorway networks.



## Accommodation Comprises

### Enclosed Porch

UPVC door with double glazed decorative units and light box above, wooden effect laminate flooring and double glazed window to side elevation. A single glazed wooden door leads in to

### Entrance Hallway

With stairs leading to first floor, a double glazed window to the side elevation, double panel radiator, picture rail, wood effect laminate flooring and under stair storage cupboard. Wooden door leads to

### Living Room 14'2" x 10'11" (4.34 x 3.34)

White double glazed french doors lead out to a decking area. There is an electric fire with wooden beam over, room enough for a three piece suite plus other free standing furniture. Wood effect laminate flooring, single panel radiator and TV point.

### Kitchen/Dining Room

The kitchen houses a range of wall and base units offering ample storage with wood effect worktops over, there is a built in electric oven, four ring electric hob with extractor over, a stainless steel sink with mixer tap over. There is space and plumbing for a washing machine and under counter fridge. Wood effect tile flooring, double panel radiator double glazed window to side and front elevation. The dining area has space enough for a six seater dining table and other free standing furniture. A door from the kitchen leads to

### Rear Porch

Houses the oil boiler and has space for a free standing fridge freezer, a further door leads to a downstairs high flush W/C with a double glazed window to the side elevation. A double glazed door leads to the rear garden.

### First Floor Accommodation

#### Landing

White UPVC window to front elevation, picture rail, smoke alarm and loft access, built in over stairs cupboard.

#### Main Bedroom

Double glazed window to the front elevation with views over the Dee Estuary. Carpeted floor, picture rail, single panel radiator, TV point.

#### Bedroom Two 10'11" x 10'0" (3.33 x 3.05)

Double glazed window to the rear elevation, built in storage cupboard which could be used as a wardrobe. Carpeted floor, double panel radiator, TV point.

#### Bedroom Three 11'3" x 6'7" (3.45 x 2.01)

Double glazed window to the rear elevation, single panel radiator, picture rail and internet point.

#### Family Bathroom

Modern white three piece suite comprising panel bath with mains powered shower with glass screen, pedestal sink and low flush W/C. Fully tiled, vinyl tile effect flooring and frosted window to rear elevation.

#### Outside

##### To The Front

Approach the property via a decorative stone driveway offering off road parking, large front garden mainly laid to lawn and a wooden gate leading to the rear garden

##### To The Rear

Low maintenance with a patio area, concrete path with decorative stone either side and a raised decked area. There is a summer house which has lighting and electricity. Fully fenced keeping it secure and private.

#### EPC Rating - TBC

#### 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.

#### 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.

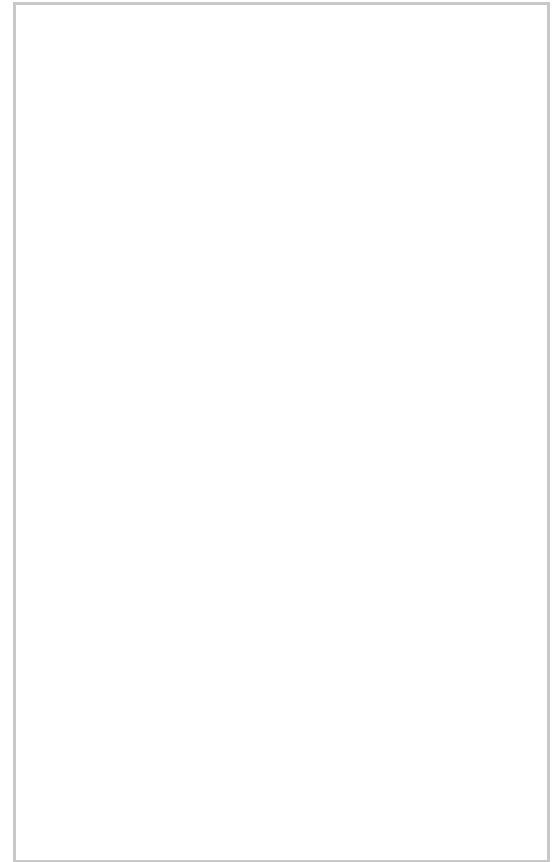
#### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.


## 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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