



## The Penyffordd, Holywell Manor Old Chester Road , Holywell, CH8 7SG

£235,000



The Penyffordd plot 11 is our stunning three bedroom two storey semi-detached family home set in this historical location with access to everything a young growing family will need and briefly comprises; Entrance hall, lounge, kitchen/diner, WC, three bedrooms and a family bathroom. The property has the benefit of gas central heating and uPVC double glazing. Outside the property has a rear garden and allocated parking for two vehicles.

Holywell Manor is a brand-new development offering three bedroom semi-detached and three/four bedroom mews properties located in the beautiful town of Holywell. The first impression as you approach this magnificent historical building is the grandeur and its setting, this stunning Victorian building was built in the 1800's, then became part of the Llesty General Hospital in the 1900's and has now been renovated to 12 luxurious apartments all set in an enviable semi-rural location, fronting sea views.

Each plot at Holywell Manor has been specifically designed for the needs of modern living, with light and spacious layouts. Located close to the market town of Holywell with easy access to a range of shops, supermarkets, leisure facilities, schools and transport links including bus and rail routes, the coast road and the A55 North Wales Expressway gives easy access to the Historic Town of Chester.



Please Note - Please note photographs are for illustration purposes only and measurements may alter slightly during construction.

**\* Help To Buy Available (Please ask for details)**

Help To Buy Example - The Government could lend you up to 20% of the cost of your newly built home, so you'll only need a 5% deposit and a 75% mortgage to make up the rest.

Example; If you bought your home for £235,000, you would need a deposit of £11,750 the Government will contribute £47,000 (20%) equity loan and a mortgage would be required for £176,250 to complete the £235,000.

**\* Own New Available (Please ask for details)**

Join the scheme once and get access to two products (same process)

\* Product 1: Own New Deposit Drop –so people can buy with a small deposit

\* Product 2: Own New Rate Reducer –so people can buy with a cheaper mortgage

**\* Special Offer (Subject to Status)**

£2000 Cash Back

**\* Investment Opportunity**

Ask for Details

**Accommodation Comprises**

**Entrance Hall**

Storage cupboard, staircase leading to the first floor, panel radiator, ceiling light point.

**Lounge 12'9" x 13'5" (3.90m x 4.10m)**

uPVC double glazed window, panel radiator, ceiling light point .

**Inner Hallway**

Panel radiator, ceiling light point, storage cupboard, doors leading to:

**Downstairs W.C**

uPVC double glazed window, wash hand basin, low flush WC, panel radiator, ceiling light point.

**Kitchen/Dining Room 9'2" x 17'0" (2.80m x 5.20m)**

Fitted wall and base units with stainless steel sink and mixer tap, plumbed for automatic washing machine, built in single oven, hob and extractor hood, uPVC double glazed window, spot lighting. To The dining area are uPVC double glazed patio doors leading to the rear garden, panel radiator and a ceiling light point.

**First Floor Accommodation**

**Landing**

Storage cupboard, panel radiator, ceiling light point.

**Bedroom One 9'10" x 17'0" (3m x 5.20m)**

Two uPVC double glazed windows, panel radiator, ceiling light point.

**Bedroom Two 9'6" x 9'10" (2.90m x 3m)**

uPVC double glazed window, ceiling light point, panel radiator.

**Bedroom Three 9'6" x 6'6" (2.90m x 2m)**

uPVC double glazed window, ceiling light point, panel radiator.

**Bathroom 7'2" x 6'6" (2.20m x 2m)**

With a three piece bathroom suite comprising panel bath with overhead shower, low flush WC, wash hand basin, spot lighting, heated towel radiator, uPVC double glazed window.

**Outside**

There is a rear garden with allocated parking for two vehicles.

**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.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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