



26 Mertyn Lane
Carmel, Holywell, CH8 8QN

Offers Over £195,000



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Accommodation Comprises:

To the front of the property you will find a dwarf brick red brick wall with wrought iron gate with steps and a pathway leading to the front of the property.

A white upvc double glazed door leads into:

Reception Hallway

Wooden flooring, single panel radiator, fitted dado rail, stairs lead to first floor accommodation with under stairs storage cupboard housing gas and electric meters, telephone point and doors lead off to:

Lounge

14'2" x 13'5" (4.32 x 4.09)

Large double glazed bay window to the front elevation with views across the fields, double panelled radiator, wooden fire surround with marble inset and hearth housing an electric fire, aerial socket, telephone extension and coved ceiling

Kitchen

11'10" x 7'10" (3.61 x 2.41)

Fitted with a range of wall and base units with work surface over, stainless steel 1 1/2 bowl sink unit, splash back tiling, built in eye level electric oven and 4 ring gas hob, void and plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to the rear elevation overlooking the garden.

Double doors lead into:

Dining/Sitting Room

18'6" x 7'10" (5.64 x 2.39)

This extended room has two areas, one for a dining area and a square arch leads into a sitting room area which has a double glazed window to the rear and side elevation, single panelled radiator and a white upvc double glazed door leads into the rear garden.

Stairs lead to the first floor accommodation

Landing

Fitted dado rail, double glazed window to the side elevation and doors off to:

Bedroom One

13'3" x 12'7" (4.04m x 3.84)

Large double glazed bay window to the front elevation with lovely views over the surrounding countryside, wood effect laminate flooring, single panelled radiator, coved ceiling and a fitted cupboard with shelving.

Bedroom Two

12'7" x 11'8" (3.84 x 3.58)

Double glazed window overlooking garden to the rear, single panelled radiator and coved ceiling.

Bedroom Three

7'10" x 7'1" (2.41 x 2.18)

Double glazed window overlooking garden to the rear, single panelled radiator and coved ceiling.

Bathroom

Comprising a three piece white suite housing a panelled bath with shower over, pedestal sink, low flush WC, tiled to dado height, single panelled radiator, vinyl flooring and double glazed frosted window to the front elevation.

Outside

To the front

To the front there are steps leading to the front elevation of the property and a pathway leading to the rear of the property. The garden is laid to lawn.

To the rear

The garden offers a great deal of privacy as it is not overlooked and is bounded by fence panelling and has a large decking area, lawned garden and a paved patio area.

Tel: 01352 711170

EPC Rating

Council Tax Band

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.

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

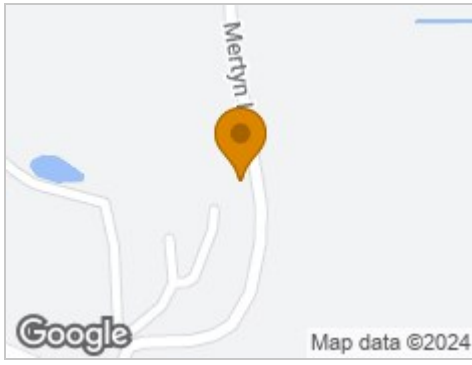
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

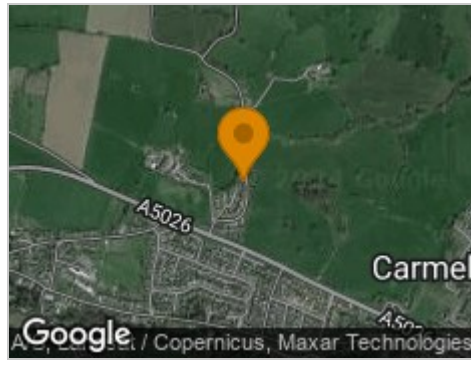
We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



Road Map



Hybrid Map



Terrain Map



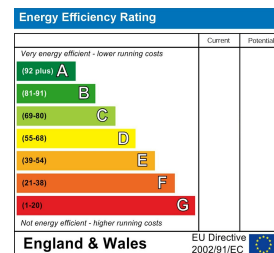
Floor Plan



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



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