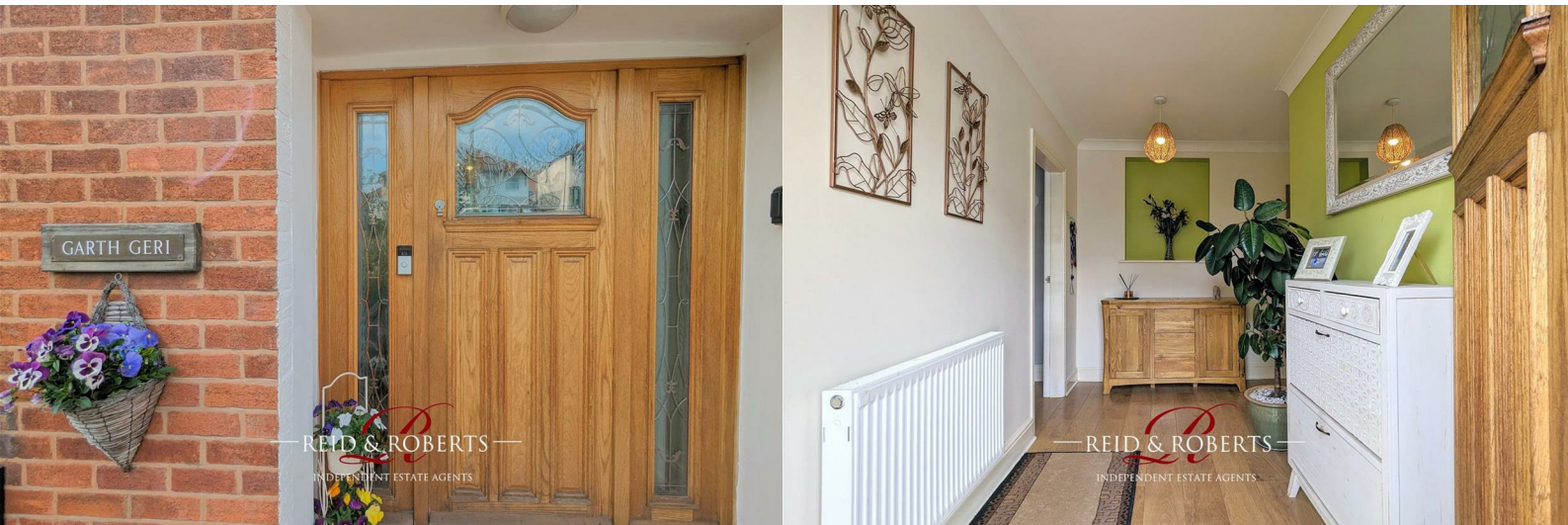




Garth Geri Pen-Y-Maes Road

Holywell, CH8 7BD

Offers Around £300,000



Garth Geri Pen-Y-Maes Road

Holywell, CH8 7BD

Offers Around £300,000



Summary

Welcome to this charming detached house located on Pen-Y-Maes Road on the outskirts of Holywell Town. This property boasts 4 spacious bedrooms with the main bedroom having a dual aspect with views across the Dee Estuary and countryside, perfect for a growing family or those in need of extra space. With 4 reception rooms, there is ample room for entertaining guests or simply relaxing with your loved ones.

This Traditional Four Bedroom Detached House boasts expansive and adaptable living spaces. This well lit home briefly comprises to the ground floor, a Canopy Porch leading into the Reception Hallway, an inviting Open plan Kitchen & Dining Room, Lounge, Snug, and a Games Room which was formally the garage. Off the kitchen you will find a rear Hallway, a convenient Utility Room and a Downstairs WC. The first floor offers a spacious landing, a walk-in airing cupboard, Four Bedrooms and a Four Piece Family Bathroom.

Outside to the front you will find a blocked paved driveway providing off road parking for three vehicles and the garden to the rear is easily maintained having a paved patio area and lawned garden

Don't miss out on the opportunity to make this delightful property in Holywell your own. Contact us today to arrange a viewing and take the first step towards finding your dream home.

Accommodation Comprises:

To the front you will approach the front of the property via block paved driveway, a quarry tiled step leads to:

Canopy Porch

Courtesy light, original oak door with single leaded decorative panel and matching side panel leads into:

L Shaped Reception Hallway

16'8" x 11'8" max measurement (5.10 x 3.56m max measurement)

Wood effect laminate flooring, coved ceiling, smoke alarm, two single panelled radiators, inset alcove, stairs lead to the first floor accommodation and doors off to:

Lounge

12'11" x 10'4" (3.94 x 3.17)

Feature red log living flame effect set on a granite hearth and matching hearth, double glazed window with coloured leaded top openers to the front elevation, wood effect laminate flooring, coved ceiling, double panelled radiator, wall mounted thermostat control, wooden single glazed bi-fold doors lead into the kitchen

Open Plan Kitchen & Dining Room

20'2" x 11'7" (6.17 x 3.54)

This well lit spacious open plan room houses a wide range of high gloss cream wall and base units with wooden top surfaces, Belfast sink with mixer tap over, fitted range cooker having 5 ring hob, black splashback and stainless steel extractor fan over, integral fridge freezer, void and plumbing for dishwasher, wood effect laminate flooring, two veulx windows, two double glazed windows and french doors to the rear elevation, two double panelled radiator. An opening leads into:

Rear Hallway

11'3" x 3'4" (3.45 x 1.04)

Hallway leads rear wooden door giving access to the rear garden and an opening into:

Utility Room

7'10" x 11'5" (2.39 x 3.5)

Housing a range of base units with rolled top work surface over with Belfast sink unit with drainer and mixer tap over, void and plumbing for washing machine and tumble dryer, double glazed to the rear elevation, textured ceiling, built in storage, door leading into entrance hall and into:

Downstairs WC

4'2" x 2'9" (1.29 x 0.86)

Low flush WC, sink unit, textured ceiling, wood effect laminate flooring and extractor fan.

Door of the Hallway leads into:

Snug

10'5" x 10'2" (3.19 x 3.10)

Feature double glazed bay window with decorative coloured top openers to the front elevation, wood effect laminate flooring, coved ceiling, TV point.

Games Room

12'6" x 7'3" (3.82 x 2.23)

Double glazed window with decorative coloured top openers, wood effect laminate flooring, two wall lights, double panelled radiator, fitted cupboard housing gas boiler and wall mounted nest control.

Turned staircase from the reception hallway leads

Landing

Large double glazed picture window to the rear elevation, smoke alarm, double panelled radiator and further double glazed window to the rear elevation,

Built in Airing cupboard

3'8" x 2'9" (1.13 x 0.84)

Larger than average airing cupboard having shelving and single panelled radiator, ceiling light and a double glazed frosted window to the side elevation.

Bedroom One

12'11" x 10'5" (3.94 x 3.19)

Dual aspect double glazed window to the front and rear elevation with lovely views across the Dee Estuary and countryside, double panelled radiator, TV point.

Bedroom Two

10'9" x 11'6" (3.28 x 3.525)

Double glazed bay window to the front elevation, single panelled radiator and TV point,

Bedroom Three

9'11" x 8'0" (3.03 x 2.44)

Double glazed window to the front elevation, double panelled radiator

Tel: 01352 711170

Bedroom Four

9'3" x 5'10" (2.82 x 1.78)

Large double glazed picture window to the front elevation, single panelled radiator, loft access with pull down ladder.

Spacious Bathroom

8'7" x 7'9" (2.63 x 2.37)

Larger than average bathroom comprising a four piece suite with tiled panelled bath, low flush WC, one and half sized curved shower cubicle with a mains powered rainfall and separate shower attachment over, wall mounted vanity unit with recessed sink unit and mixer tap over, fully tiled walls and flooring, chrome style towel rail, single panelled radiator, inset spotlights and double glazed frosted window to the rear

Outside

To the Front

To the front you will approach the front of the property via block paved driveway providing parking for three vehicles, you will find a raised well stocked border to one side with a variety of shrubs and flowers. To the side you can access the rear garden via a wooden gate.

To the Rear

The garden to the rear can be accessed via the kitchen via double doors which lead out onto a large paved patio area where you can enjoy the countryside views and views across the Dee estuary and beyond. steps lead down to a good sized lawned garden and a further paved patio area where you can enjoy Al fresco dining.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.