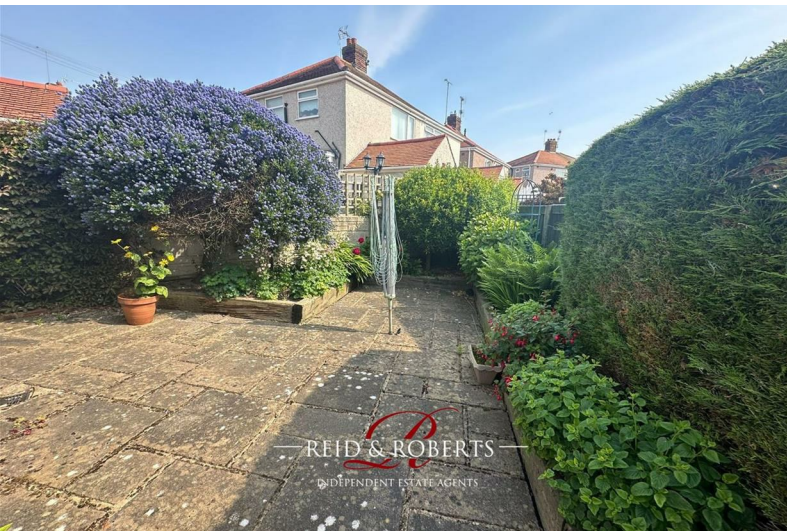




## 73 Pen Y Maes

Holywell, CH8 7BW

£150,000



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## Accommodation Comprises

### Porch

4'9" x 4'2" (1.47 x 1.28)

Dual aspect single glazed windows to the front and side elevation, electric point and a wall mounted sensor light. Wooden door with glass panels leads to

### Entrance Hall

12'4" x 5'8" (3.78 x 1.74)

With stairs leading to the first floor, there is a frosted window to the front elevation and double glazed window to the side elevation. An under stairs storage cupboard, electric points and a single panel radiator.

### Living Room

11'3" x 9'5" (3.43 x 2.88)

Large double glazed window to the rear elevation over looking the back garden, feature gas fireplace with marble hearth and wooden surround, picture rail, single panel radiator, TV point and multiple electric points. Double sliding doors lead to:

### Dining Room

11'3" x 9'6" (3.43 x 2.92)

Double glazed window to the front elevation, space enough for a large dining table and other free standing furniture. A wall mounted electric fire, picture rail, carpet floor and a double panel radiator.

### Kitchen

20'4" x 8'3" (6.20 x 2.53)

Housing a range of wall and base units offering ample storage with a roll worktop over. There is a stainless steel sink with mixer tap over and space for washing machine, tumble dryer, under counter

fridge freezer and cooker. Vinyl tile effect flooring, double glazed window to the side and rear elevation, single panel radiator and a UPVC door leading to the rear garden.

### Landing

Double glazed window to the side elevation, loft access and electric point.

### Main Bedroom

16'0" x 9'0" (4.9 x 2.76)

Large bay window to the front elevation flooding the room with natural light, large room with space enough for a king size bed and other free standing furniture. Double panel radiator, picture rail, carpeted and multiple electric points.

### Bedroom Two

11'2" x 9'0" (3.41 x 2.76)

Double glazed window over looking the rear garden, spacious second bedroom with room enough for a double bed and other free standing furniture. Carpeted, picture rail, multiple electric points.

### Bedroom Three

7'7" x 8'1" (2.33 x 2.48)

Situated at the front of the property with a double glazed window over looking the front garden, space enough for a single bed and other free standing furniture. Picture rail, carpeted and multiple electric points.

### W/C

2'2" x 5'2" (0.677 x 1.578)

Low flush W/C, frosted double glazed window to the side elevation, tiled walls and vinyl flooring.

## Shower Room

5'2" x 8'3" (1.58 x 2.52)

Walk in shower with glass surrounding, pedestal sink with mixer tap and vanity unit below. Storage cupboard where the boiler is housed and shelving. Frosted double glazed window to the side elevation towel rail, single panel radiator, vinyl flooring and tile panelled walls.

## Outside

### Garage

18'6" x 9'1" (5.66 x 2.781)

The garage has lighting and electric, an up and over door, double glazed window to the side elevation and shelving for storage.

### To The Front

The front of the property is approached via a concrete drive-way providing off road parking for two vehicles with stairs leading to the front door. The garden is kept low maintenance being mainly laid with decorative flag stones and pebbles. There is a raised brick border which has mature plants and shrubs planted. Access to the single garage and a gate leading to the rear garden.

### To The Rear

The rear garden can be accessed via the kitchen or through the gate at the front of the property, mainly laid with decorative flag stones keeping it low maintenance with raised borders which are filled with mature plants. The garden is kept private thanks to the surrounding hedge.



## 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.