



8 St. Clares Court

Pantasaph, Holywell, CH8 8RS

Offers In The Region Of £245,000



Reid & Roberts Estate and Letting agents are pleased to present For Sale this beautiful Grade II listed 3/4 bedroom family home in the sought-after St. Clare's Court in Pantasaph village.

Discover timeless charm and modern convenience spanning over three thoughtfully designed floors, this home welcomes you with a spacious reception hall, leading to an open-plan kitchen and family room, as well as a convenient ground-floor WC. The first floor offers a flexible layout with a cosy double bedroom and a large living room that could serve as a fourth bedroom. The upper floor boasts a serene master bedroom with en-suite, an additional bedroom, and a bright family bathroom as well as a large, easily accessible loft providing ample storage.

Recent upgrades add even more value, including new double glazing, a newly fitted gas boiler, modern LED lighting, an updated downstairs W.C., and a new integral dishwasher.

Originally a historic building, this home was carefully converted to retain unique features like high ceilings, elegant arched windows, and charming display niches. With allocated parking, beautifully maintained communal gardens, secure bike storage, and ample visitor parking, you'll enjoy both comfort and convenience. The A55 Expressway is minutes away for easy commuting, and nearby Holywell and Mold offer schools, shopping, and leisure facilities, making this the perfect family home in an ideal location.



Accommodation Comprising

Door with obscured glazing leading to the:

Reception Hallway

An elegant hallway with high ceilings and steps leading up to the ground floor level. Oak flooring, coved ceiling, storage cupboard with coat hanging space, double panelled radiator, stairs rising off to the first floor with understairs storage cupboard, door to WC and further steps up to the kitchen/breakfast room.

Downstairs W.C

Being L-shaped and having low flush WC, pedestal wash basin with taps over and mosaic tiled splashback, radiator, recessed downlights, extractor fan and coat hanging space.

Open Plan Kitchen 26'3" x 12'1" (8.017m x 3.686m)

Fitted with a range of wall and base units with complementary work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with taps over, integrated fridge/freezer and a newly fitted integrated dishwasher, space for washing machine. Built-in electric oven with gas hob and stainless steel extractor over. Matching peninsula unit provides a natural divide to the kitchen and offers further drawer storage beneath as well as space for a wine cooler/fridge. Slate effect tiled flooring to the kitchen, space for dining table and chairs, double glazed window to the front and two further windows to rear providing views over the communal gardens, power points, single and double panelled radiator.

First Floor Accommodation

Landing 22'0" x 6'1" (6.714m x 1.86m)

A turned staircase leads to the second floor landing, double glazed windows to the front and rear elevations, inset display niches, feature coved ceiling, built-in cupboard with hanging rail, radiator. Steps up to living room and bedroom three, and staircase leading up to the second floor.

Bedroom Three 12'3" x 9'9" (3.740m x 2.974m)

Having double glazed window to the front, recessed down lights, radiator.

Bedroom Four/upstairs Lounge 5.6m x 3.7m

Currently used as a second lounge.

Two double glazed windows overlooking the communal grounds, coved ceiling, power points, TV points, radiator, recessed down lights.

Second Floor Accommodation

Second Landing 13'9" x 6'1" (4.2m x 1.86m)

Velux window, radiator and loft hatch giving access to the boarded loft space which extends to the full width of the property and is full height enabling one to walk around with ease. Coved ceiling, cupboard housing the hot water cylinder, door to family bathroom, bedrooms one and two.

Bedroom One 12'2" x 11'10" (3.72m x 3.62m)

Double glazed window, coved ceiling, space for wardrobes to one wall, door to en-suite, power points and radiator.

En-Suite

Three piece suite comprising: Fitted vanity unit with inset wash basin and W.C., with wall mirrors, glazed shelving and LED lighting over. Tiled corner shower cubicle with mains rain shower and glazed sliding doors, heated towel radiator, extractor fan, shaving point and laminate flooring.

Bedroom Two 12'3" x 9'11" (3.741m x 3.026m)

Velux window to vaulted ceiling, power points and radiator, recessed down lights.

Family Bathroom 7'10" x 6'1" (2.394m x 1.867m)

Three piece suite comprising: Fitted vanity unit with inset wash basin and WC, with mirrors, glazed shelving and LED lighting over. Panelled bath with taps over, heated towel rail, partially tiled walls, frosted double glazed window to the front, extractor fan and vinyl flooring.

Outside

The property enjoys a personal parking bay located to right hand side of the front door, along with a further allocated bay in the car park. Visitors parking is also available within the onsite car parks. Communal gardens are well maintained and offer a private and pleasant space to enjoy. There are secure bike sheds available for the use of the residents along with a bin store and recycling point.

Council Tax F

Service Charges

Ground Rent £150.00 per year

Service charge is £212.00 month which includes building insurance, windows cleaned, all ground maintenance, windows, any repair work (full information can be provided)

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.

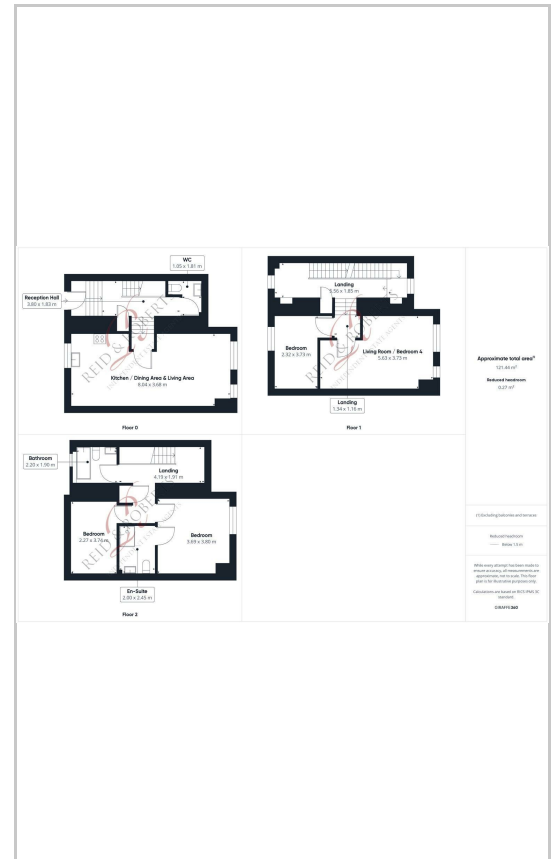
WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

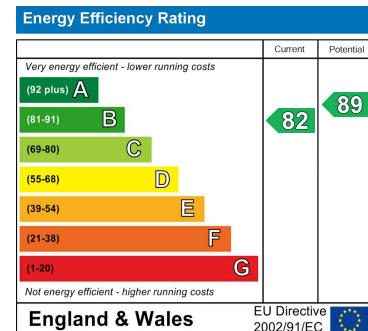
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: holywell@reidandroberts.com reidandroberts.com