



6 St. Davids Close

, Pantasaph, CH8 8RE

£250,000



Reid and Roberts Estate and Lettings are excited to showcase this delightful three/four bedroom home on the market, located in the highly desirable St. Clares Court area of Pantasaph village. The house includes a hall, WC, and living room on the ground floor, and two bedrooms and bathroom on the first floor, topped off by a master bedroom with its own ensuite on the second floor. From the outside, there's parking available in the driveway and a private patio at the back.

This property is nestled between the bustling market towns of Mold and Holywell, as well as the seaside town of Prestatyn, offering proximity to a variety of amenities such as shops, supermarkets, and a range of leisure and tourist attractions. Additionally, there are excellent transport connections available, including major rail lines and the A55 North Wales Expressway.



Entrance Hallway 16'9" x 3'2" (5.13 x 0.99)

Having lighting, power points, radiator stairs to the first floor landing, under the stairs storage cupboard with lighting and doors off.

Cloak Room 5'1" x 2'9" (1.57 x 0.84)

Having a low flush W.C., hand wash basin with tiled splash-back, lighting, radiator and a storage cupboard.

Kitchen 11'6" x 9'8" (3.53 x 2.97)

Comprising of wall, drawer and base units with a complementary worktop over and under unit lighting, breakfast bar for dining, inbuilt microwave, cupboard housing the boiler, extractor fan, inbuilt fridge, two inbuilt freezers, inbuilt dishwasher, sink with mixer tap over, partially tiled walls, lighting, power points, radiator and two double glazed windows onto the front elevation. Additional integrated under the counter freezer.

Living Room 18'8" x 13'11" (5.71m x 4.26m)

Having lighting, power points, two radiators, T.V. aerial point, space for dining, double glazed window onto the rear elevation and a double glazed double door giving access to the rear garden and communal gardens.

First Floor Landing

Having lighting, power points, radiator, stairs off and doors off.

Bedroom Two 18'8" x 12'2" (5.69 x 3.71)

Having lighting, power points, fitted wardrobes and two double glazed windows onto the front elevation.

Bedroom Three 11'7" x 11'5" (3.55 x 3.48)

Having lighting, power points, radiator and a double glazed window onto the rear elevation.

Second Floor Landing

Having lighting, radiator, airing cupboard housing the water tank and door off.

Bedroom One 19'5" x 18'0" (5.94m x 5.51m)

Having lighting, power points, two radiators, loft access hatch, fitted wardrobes, double glazed window onto the front and rear elevation and ensuite off

En-Suite 9'10" x 4'0" (3.02m x 1.24m)

Having a low flush W.C., walk-in shower enclosure with wall mounted shower, vanity hand wash basin, lighting, radiator and a double glazed obscure window onto the front elevation.

Outside

The property is approached via a brick paved driveway offering off road parking for two vehicles and is easy to maintain. To the rear, there is a brick paved area which is easy to maintain and the communal gardens that are maintained by the freeholder.

Bathroom 7'8" x 6'9" (2.36m x 2.08m)

Having a free standing bath with shower head over, low flush W.C., vanity hand wash basin, lighting, wall mounted vertical radiator, shaver point and an obscure double glazed window onto the rear elevation.

Council Tax Band - E

EPC Rating - C

Services

Ground rent is £10 per month and currently maintenance is £190 per month this includes building maintenance and window cleaning and communal gardens

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.

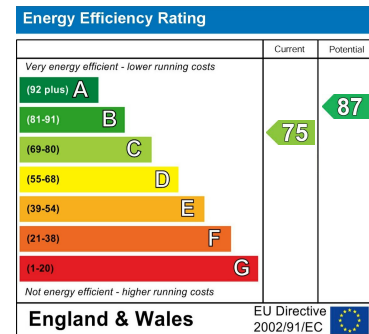
Area Map



Floor Plans



Energy Efficiency Graph



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