



## 37 Tan Y Felin

Greenfield, Holywell, CH8 7QA

£135,000



Reid and Roberts Estate and Lettings Agents are pleased to bring to the market this two bedroom mid town house with accommodation comprising of Kitchen, Lounge, Bathroom/WC Two Bedrooms, En suite to Master bedroom, double glazing, gas central heating allocated parking and enclosed garden to rear.

Greenfield is situated to the market town of Holywell and benefits from local shops, primary school, Greenfield Valley Heritage Park. The town of Holywell has a hospital, leisure facilities, supermarkets a super school and is close to the A55 which has links to the main motorway networks



## Accommodation Comprises

### Entrance Hall

Glazed door, laminate flooring, double doors to airing cupboard with storage space.

### Kitchen 8'0" x 7'8" (2.46 x 2.34)

Spotlights, wall and base units, electric fan assisted oven, gas hob, plumbing for washing machine, space for fridge freezer, single drainer stainless steel sink part tiled walls, vinyl laid flooring, double glazed window overlooking the front of the property.

### Living Room 15'10" x 13'10" (4.83 x 4.23)

Coved ceiling, spotlights, radiator, wood fire surround, housing living flame effect electric fire and double glazed sliding patio doors allowing access to the rear garden.

### Main Bedroom 12'2" x 8'4" (3.73 x 2.56)

Radiator, built in cupboard with hanging, shelving and storage space, double glazed window to the rear.

### En-Suite

Low flush W/C, pedestal wash hand basin, extractor fan, electric shower.

### Bedroom Two 9'5" x 7'4" (2.89 x 2.25)

Radiator, double glazed window to the front with views over the Dee Estuary.

### Family Bathroom

WC, pedestal wash hand basin, panelled bath, spotlights, radiator, bathroom cabinet, part tiled walls, shaver point, double glazed obscure window to the front.

### Outside

#### To The Front

The property is approached via steps the front garden is adjacent and designed for ease of maintenance with golden gravel

#### To The Rear

The rear garden is designed for ease of maintenance and has decking and golden gravel and is bound by fencing.

## 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](mailto: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.

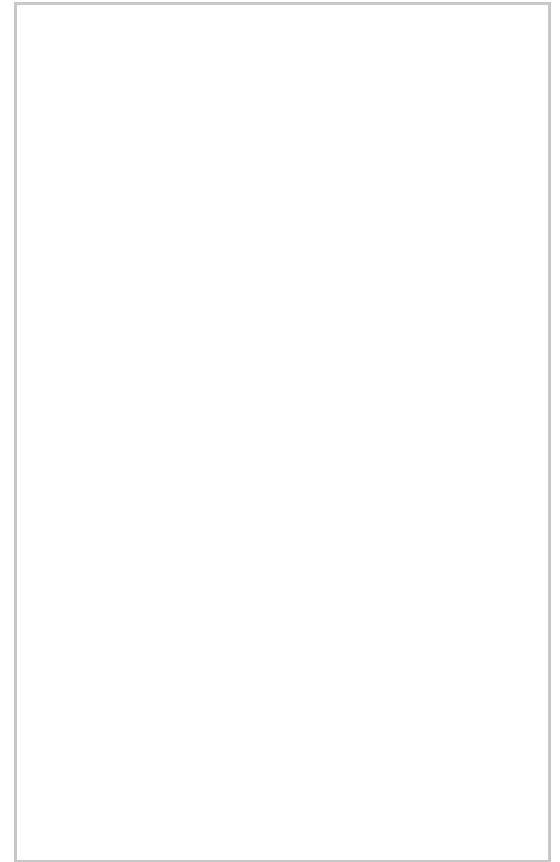
## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com) [reidandroberts.com](http://reidandroberts.com)