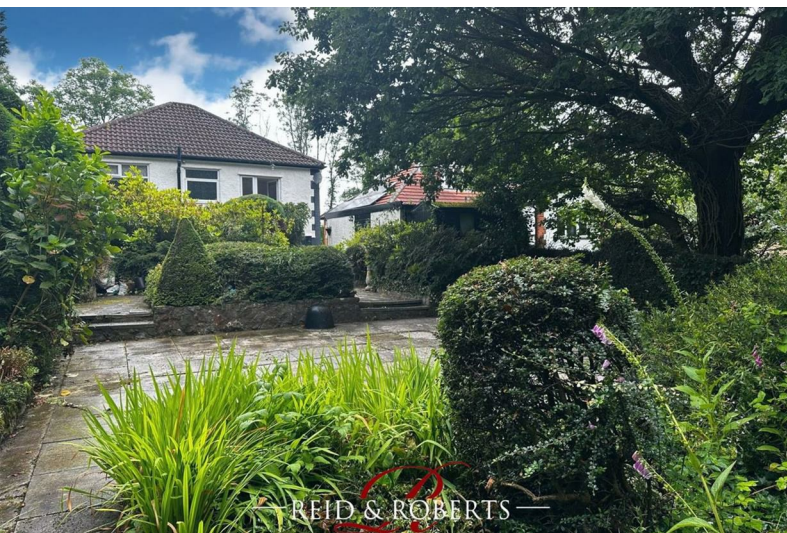




## Roseway Carmel Hill

Carmel, CH8 8NZ

Offers Around £220,000



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## Property Description

Reid & Roberts are thrilled to present This Charming Two Bedroom Detached Bungalow located in the highly desirable area of Carmel. This property offers spacious living accommodations and presents an ideal opportunity for buyers to modernise and infuse their personal style. The bungalow features easy-to-maintain, well-stocked gardens at both the front and rear, providing a lovely outdoor space. Additional benefits include off-road parking and a single garage. With No Overlooking neighbours at the rear, this home ensures privacy. Offered to the market with No Onward Chain, this bungalow is a rare find that promises both comfort and potential.

The accommodation in brief comprises: Enclosed Porch, Hallway, Lounge, Kitchen/Dining Room, Two Bedrooms and Bathroom.

To the front of the property you will find a paved patio garden with flower beds, 'off road' parking and a single garage. To the rear of the property you will find a two tiered easy maintenance garden with paved patio areas, well stocked beds and borders backing on to the woodland area.

Carmel itself offers amenities such as a local primary school, a garage with a shop, and a public house. It is also conveniently located on a bus route to the neighboring town of Holywell, which provides a wider range of shops, schools, recreational facilities, public houses, a post office, and a bus station. The A55 is easily accessible, providing excellent connectivity to the main motorway networks across the North West Region. Additionally, Flint station is just a few miles away, offering train services to Holyhead and London.

## Accommodation Comprises:

White uPVC door with double glazed panel opens into:

### Enclosed Porch

10'5" x 5'6" (3.20 x 1.70)

Built on a dwarf brick wall with uPVC double glazed units with leaded top openers, wood effect tiled flooring, door with single glazed panel leads into:

### Hallway

17'8" x 3'9" (5.40 x 1.15)

Wooden parquet flooring, single panelled radiator, telephone point, loft access, wall mounted thermostat controls, picture rail and doors off to:

### Lounge

13'9" x 10'5" (4.20 x 3.20)

Double glazed box window to the front elevation with leaded top openers, wooden fire surround housing a wall mounted gas fire with decorative tiled inset, four wall light points, double panelled radiator and coved ceiling.

### Kitchen/Dining Room

18'0" x 10'5" (5.50 x 3.20)

Housing a range of wall and base units with complimentary worktops over and stainless steel sink unit, void for electric oven with extractor fan over, dual aspect double glazed uPVC windows to the side and rear elevations. Fitted cupboard housing gas combi boiler, double panelled radiator, vinyl flooring, coved ceiling and door with double glazed panel opening to the rear elevation.

### Bedroom One

11'5" x 11'5" (3.50 x 3.50)

Wooden exposed floorboards, double glazed uPVC window to the front elevation with leaded top openers, double panelled radiator, and picture rail.

### Bedroom Two

10'2" x 10'2" excluding wardrobes (3.10 x 3.10 excluding wardrobes)

Fitted with a range of wardrobes with 'louvre' doors with hanging rails and over head cupboards, double glazed uPVC window with leaded top openers to the rear elevation over looking rear garden, double panelled radiator, picture rail and aerial socket.

### Bathroom

5'10" x 5'8" (1.80 x 1.75)

White three piece suite comprises: Panelled bath, low flush W.C and pedestal sink. Double glazed frosted uPVC window to the rear elevation, single panelled radiator and coved ceiling.

### Outside

#### To The Front

Wrought iron gates opening on to the concrete driveway providing 'off road' parking and gives access to the garage,

#### To The Rear

Steps down from the kitchen lead to a two tiered garden that has been design with easy maintenance in mind. From the kitchen you step down on to a paved patio area with more steps leading down to a further large paved patio area ideal for outdoor furniture and al fresco dining. The garden has a variety of well stocked flower beds and

borders with mature shrubs and bushes, the garden overlooks the woodland and creates a great deal of privacy.

### Single Garage

Up and over door.

### EPC Rating:

### Do You Have A Property To Sell?

Please call 01352 711170 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For 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. Telephone our Holywell office on 01352 711170

### Misrepresentation 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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

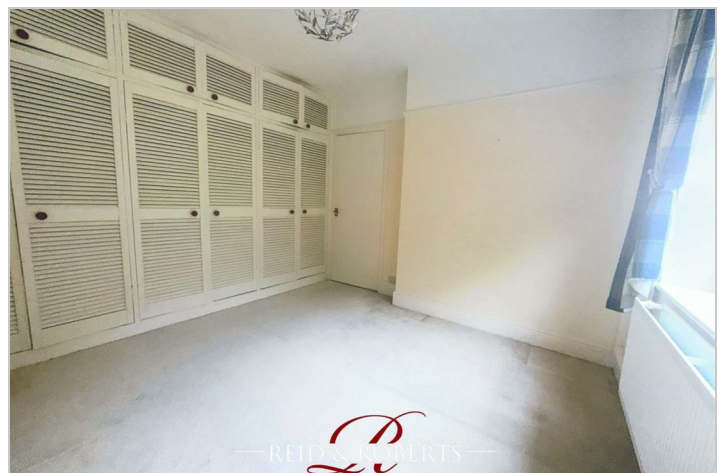
### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone our Holywell office on 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Council Tax Band E



## Road Map



## Hybrid Map



## Terrain Map



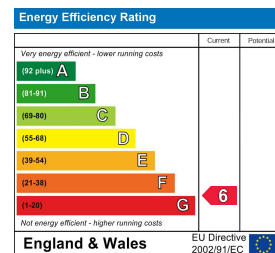
## Floor Plan



## 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



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