



190 Ffordd Pennant

Mostyn, Flintshire, CH8 9NZ

Offers Around £145,000



Reid & Roberts estate agents are pleased to offer For Sale the above property being a Three Bedroom Semi-Detached House with accommodation comprising: Canopy Porch, Hallway, Lounge, Kitchen/ Dining Room. To the 1st floor you will find Three Bedrooms and a Bathroom. Gardens can be found to the front, side and rear with an outside W.C. Driveway to the the front provides 'Off Road' parking. The property benefits from having Upvc Double glazing, Oil Fired Central Heating and is being sold with NO ONWARD CHAIN.

Situated in Mostyn which offers a variety of shops, primary school, community centre and is on a bus route to neighbouring Towns of Holywell. Holywell offers a wider range of Shops, Schools, Public Houses and Recreational Facilities and is within easy access to the A55.



ACCOMMODATION COMPRISES

Step leads upto:

CANOPY PORCH

Upvc door with double glazed unit opens to:

HALLWAY

Stairs upto 1st floor accommodation, single panelled radiator, Upvc double glazed window to the side elevation, thermostat, cupboard housing electric meter and fuse box, wood effect laminate flooring, door opens to:

LOUNGE 14'10" x 14'8" max measurement (4.52 x 4.47 max measurement)

Electric fire set on a marble hearth and matching backdrop with wooden surround, aerial socket, single panelled radiator, textured ceiling, dado rail, wood effect laminate flooring, Upvc double glazed window to the front elevation, door opens to:

KITCHEN/ DINING ROOM 18'2" x 10'2" (5.54 x 3.10)

Recently fitted modern kitchen housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with taps, space for electric cooker, space for fridge/ freezer, void and plumbing for washing machine, void and plumbing for dishwasher, void and point for dryer, space for chest freezer, vinyl flooring, cupboard housing oil fired boiler, single panelled radiator, Upvc double glazed window to the side, two Upvc double glazed windows to the rear. Upvc door with double glazed frosted unit opens to the side garden.

FIRST FLOOR ACCOMMODATION

LANDING

Dado rail, loft access, Upvc double glazed window to the side elevation, doors into:

BEDROOM ONE 11'10" x 10'2" (3.61 x 3.10)

Built-in cupboard with shelving and hangind rail, single panelled radiator, Upvc double glazed window to the front elevation.

BEDROOM TWO 11'10" x 11'2" (3.61 x 3.40)

Built-in cupboard with shelving and hangind rail, single panelled radiator, Upvc double glazed window to the rear elevation.

BEDROOM THREE 9'1" x 7'2" (2.77 x 2.18)

Single panelled radiator, P.I.R sensor, Upvc double glazed window to the front elevation.

BATHROOM

Moder white three piece suite comprising of low flush w.c., panelled bath with wall mounted electric shower over and screen, pedestal sink, tiled effect vinyl flooring, partially tiled walls, single panelled radiator, Upvc double glazed frosted window to the rear elevation.

OUTSIDE

Double wrought iron gate opens to a concrete driveway providing 'off road' parking. Wrought iron gate with steps down to the front door. Lawn garden to the front with a range of shrubs and bushes with mature hedging to the boundary.

To the rear you will find a paved patio area which leads on to a lawn garden with a range of shrubs and bushes with a central pathway. Golden gravelled path leads to a decked seating area with pagolia over. Gate opens to the common land to the rear.

OUTSIDE WC

integral to the property.

EPC RATING D

DIRECTIONS

From the agents office in Holywell follow Whitford Road and turn left signposted Greenfield, continue down the hill passing St Winefrides Well, continue through the village of Greenfield to the main junction which leads onto the coast road. Turn left and continue along this road until observing Aberkhan Fabric Mill, take the left turning opposite Abakhan into Hafod y Ddol Lane. Follow the road along taking the right turning into the cul de sac on the right handside. The property will be observed on the left handside by way of our for sale board.

COUNCIL TAX BAND C

VIEWING ARRANGEMENTS

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

HOURS OF BUSINESS

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

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.

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 contact the office on 01352 711170.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

SERVICES

The agents have not tested the appliances listed in the particulars.

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.

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.

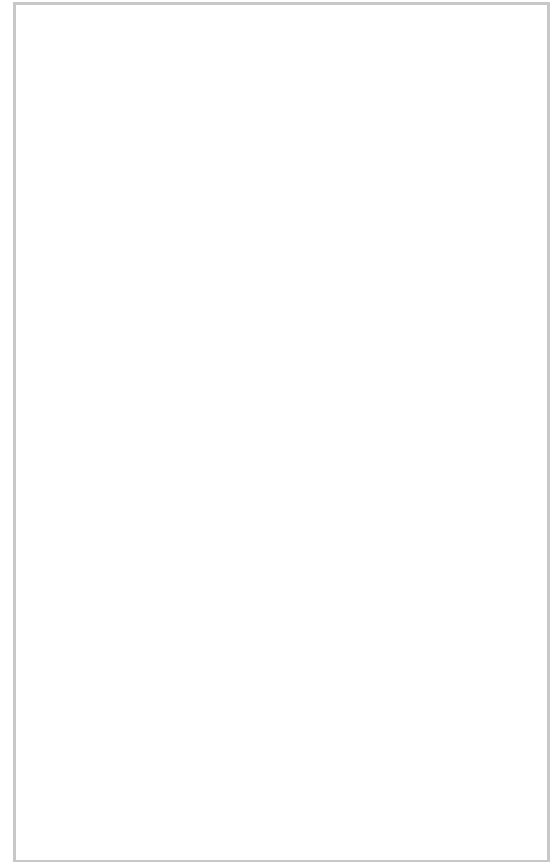
MONEY LAUNDERING REGULATIONS

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.

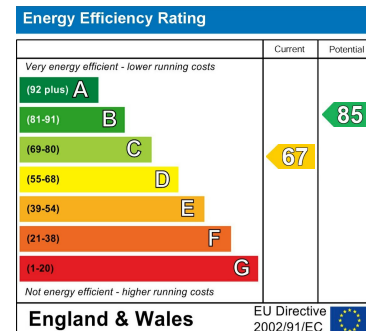
Area Map



Floor Plans



Energy Efficiency Graph



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