



24 Lon Goed , Holywell, CH8 7PG

£145,000



Reid and Roberts are delighted to offer For Sale this Three Bedroom Semi Detached House located on a popular estate in Holywell. The accommodation briefly comprises of Entrance Hallway, Lounge with double doors leading into the Kitchen/Dining Room with double sliding doors leading into the larger than average Conservatory providing access to the Rear Patio Garden. To the First Floor you will find the Master Bedroom with fitted wardrobes and drawers, a further Two Bedrooms and a Family Bathroom with Shower over Bath. This property benefits from double glazed windows and gas central heating and is being sold with no onward chain.

Holywell Town is home to the famous St Winefride's Holy Well, while Greenfield Valley Heritage Park is a short stroll away. The town boasts a range of facilities including shops, cafes, post office, bank, bus station, and Leisure Centre. Nearby towns like Flint and Mold offer additional amenities and schools for residents.



Accommodation Comprises

The property is approached via double decorative wrought iron gates with matching front railing leads onto a block paved driveway providing ample 'off road' parking.

Front Entrance to property

Property is accessed to the side so accommodation comprises white PVC Double glazed door with frosted double side panel, leading into the entrance hall.

Entrance hall

Wood effect laminate flooring, double glazed window to the front elevation, stairs leading to first floor accommodation and a door leading into the lounge.

Lounge 13'4" x 12'1" (4.07 x 3.7)

The lounge features a large double bay window with top openers along with double panel radiator with wood effect laminated flooring. Telephone point and double doors leading into the double kitchen and breakfast room

Kitchen/Dining Room 15'5" x 10'5" (4.7 x 3.2)

The double doors from the lounge lead into the kitchen and breakfast area which comprises a range of wall and base units along with a built in electric oven with a hob and extractor fan. One and half bowl stainless steel sink, splash back tiling, integrated fridge, with further space for a washing machine and other white goods. Fitted ceiling spot lights and smoke alarm. with under stairs storage cupboard housing the electric meter and fuse box. Double glazed window to the rear elevation and double sliding doors leading into the conservatory.

Conservatory 11'5" x 10'9" (3.5 x 3.3)

Double sliding doors just off the kitchen into this larger than average conservatory which has a dwarf brick wall with double glazed units and top openers over with a privacy wall to the right hand side with double glazed frosted units. Tinted poly carbonate roof, double panelled radiator with wood effect laminate flooring and double doors leading out to the rear garden.

First Floor Accommodation/ Landing

Double glazed window to the side elevation, built in cupboards with fitted shelving, loft access, smoke alarm and doors off to:

Bedroom One 11'1" x 9'2" (3.4 x 2.8)

This well lit room having a large window to the front elevation, panelled radiator and has a range of fitted wardrobes providing a ample storage space with hanging rails and fitted shelving, three sets of fitted draws. Single panel radiator, aerial extension, double glazed window to front elevation.

The room measurements are excluding the fitted wardrobes. which is 0.6 meters

Bedroom Two 10'0" x 8'6" (3.07 x 2.6)

This room features double glazed windows views across the fields and over towards the wiral. Fitted spotlights and single panel radiator.

Bedroom Three 7'10" x 6'2" (2.39 x 1.88)

Bedroom Three is to the front with a double glazed window, single panelled radiator.

Bathroom 6'9" x 6'10" (2.08 x 2.09)

The bathroom is a three piece white suite with a panelled bath with shower over and screen,built in vanity unit with a recessed sink. Low flush WC. Wall mounted stainless steel towel rail fitted spotlights. Double glazed frosted window to the rear elevation and tiled flooring.

Rear Garden 15'11" x 7'6" (4.86 x 2.3)

The rear garden is designed for easy maintenance to mind with a paved patio outside the conservatory with steps leading down to further paved patio which is enclosed by high wooden fencing, offering a great deal of privacy with it not being directly overlooked. Garden features a wooden shed and an access door to the garage.

Garage 15'11" x 7'6" (4.86 x 2.3)

Single garage featuring wooden door to the front and its corrugated garage with light and power.

EPC Rating D

Council Tax Band B

Directions

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what3words

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.

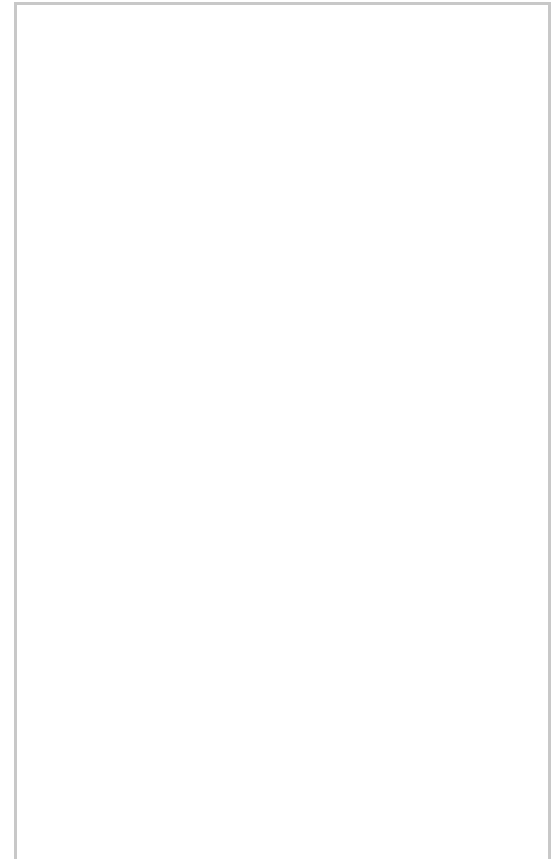
WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

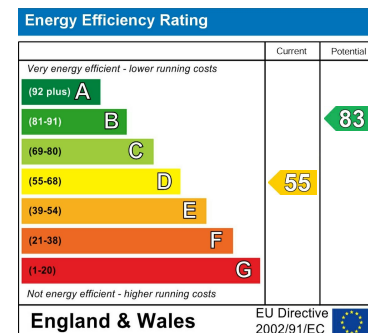
Area Map



Floor Plans



Energy Efficiency Graph



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