



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

10 Fulbrooke

Greenfield, Holywell, CH8 7JW

Offers Around £150,000



Reid & Roberts are pleased to introduce this spacious semi-detached residence situated in the village of Greenfield. The property occupies an above-average plot size, featuring gardens at the front, side, and rear, along with a double driveway that offers sufficient parking and the potential for a garage, subject to local regulations. Accessed through a wrought iron gate, the front pathway leads to the entrance, which opens into the Reception Hallway, providing access to the downstairs living areas. These include a Lounge that flows into the Dining Room, which is connected to the Conservatory via double doors, and a door leading to the Kitchen. Additionally, a doorway opens into the Side Porch, which has a double-glazed door to the side of the house and another door leading to the Downstairs Shower Room. On the first floor, a landing offers views towards the Dee Estuary, along with three Bedrooms and a Family Bathroom. The rear garden is notably spacious and private, featuring a patio area, expansive lawn, various fruit trees, and a grapevine, making it a standout aspect of the property.

The property benefits from Gas Central Heating which has a yearly service, white upvc double glazing throughout and is being sold with No Onward Chain. Greenfield offers convenient access to local amenities, schools, and the nearby market town of Holywell, which provides shops, supermarkets, leisure facilities, and transport links, including the coast road and the A55 North Wales Expressway.



Accommodation Comprises :

To the front of the property you have low fenced panels side gate with concrete pathway leading to the front and rear property, with shrubs and bushes. You will find a further double gate leading to a driveway providing off road parking for three to four vehicles. The gardens are well established, hedge boundary with variety of flower plants and shrubs. There is a step leading up to the front canopy porch with a white PVC door leading into the entrance hall.

Entrance Hall 12'9" x 8'4" (3.9 x 2.55)

Grey wood effect laminate flooring, single panel radiator, textured and coved ceiling, smoke alarm with stairs leading up to first floor accommodation. There is a wall mounted cupboard, housing the electric and gas meters. Just off this entrance hall, there is a door leading into the lounge.

Lounge 14'9" x 10'2" (4.5 x 3.1)

The lounge area has wood effect laminate flooring, double glazed windows to the front elevation, single panel radiator, Ariel extension, wall mounted modern pebble effect electric fire. Just off this lounge room is an archway leading into the dining room

Dining Room 10'2" x 10'2" (3.1 x 3.1)

This dining room features an arch way entrance just off the lounge, which features the continuous wood effect laminate flooring, single panel radiator, power points with doors leading into the kitchen and double doors leading into the conservatory.

Conservatory 8'2" x 9'6" (2.5 x 2.9)

Double doors leading into the conservatory which is made up of white PVC doubled glazed units with Polycarbonate roof. The conservatory has tiled flooring and double patio doors leading to the rear garden.

Kitchen 10'5" x 7'10" (3.2 x 2.4)

The kitchen offers a range of wall and base units, with roll topped work surfaces, stainless steel bowl sink with mixer tap over. Void point for cooker and space for fridge freezer. Double glazed window to the front and side elevation offering a great deal of light. Tiled flooring, textured ceiling, fitted draws and tiles to dado height. Just off the kitchen, there is a door leading back out to the reception hallway and opening to the rear porch

Rear Porch 6'2" x 2'7" (1.9 x 0.8)

Just off the kitchen, there is a door leading into the rear porch having tiled flooring with a white PVC double glazed door leading to the side of the property with a glazed frosted panel. There is a loft access point, textured ceiling and wall mounted boiler. A door leads into:

Downstairs Shower Room 5'10" x 5'10" (1.8 x 1.8)

Having a corner shower cubical with sliding doors with wall mounted Triton shower over. The shower room features a pedestal sink and a low flush WC. There is a single panel radiator, fully tiled wall, textured ceiling and tiled flooring

Landing

Stairs leading to the first floor accommodation. The landing has got a double glazed window to the side elevation, overlooking the side of the property and over towards the Dee Estuary and beyond. Smoke alarm and loft access with a doors lead off to:

Bedroom One 13'1" x 9'10" (4.0 x 3.0)

This being the main bedroom, it features wood effect laminate flooring, single panel radiator, double glazed window to the side elevation which overlooks the garden

Bedroom Two 10'2" x 10'4" (3.1 x 3.16)

Bedroom two features wood effect laminate flooring, single panel radiator and double glazed window to the front elevation

Bedroom Three 10'2" x 6'10" (3.1 x 2.1)

Bedroom Three is to the front, it has a fitted worktop desk with an overhead cupboard, single panel radiator, wood effect laminate flooring as well as double glazed window to the front elevation

Family Bathroom 7'2" x 5'2" (2.2 x 1.6)

The upstairs family bathroom features a panelled bath, pedestal sink along with a low flush WC. The bathroom features vinyl panelled walls and laminate flooring, a single panelled radiator and textured walls and double glazed frosted window to the rear elevation

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.

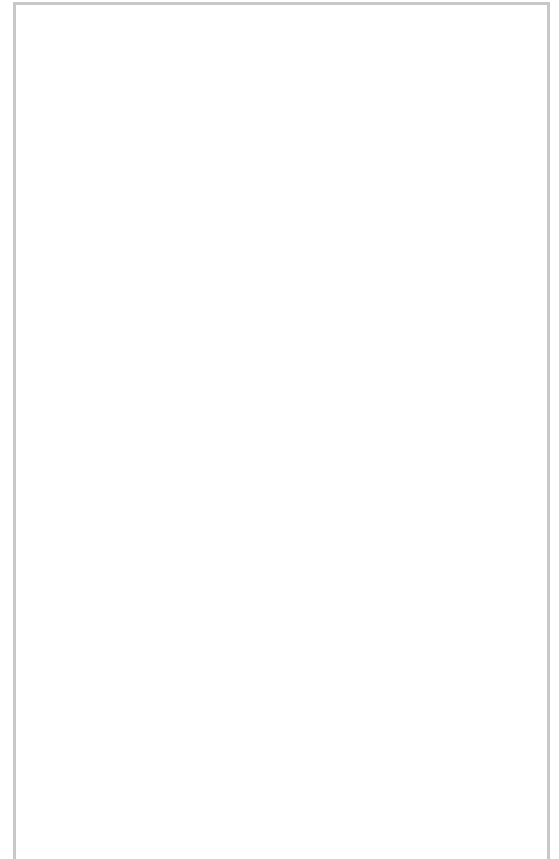
Outside

The property occupies an above-average plot size, featuring gardens at the front, side, and rear, along with a double driveway that offers sufficient parking and the potential for a garage, subject to local regulations.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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