



Tegfan, 3 The Mount

Milwr, Holywell, CH8 7SF

Offers Around £295,000









Reid & Roberts are thrilled to present this beautiful 2/3 bedroom detached bungalow for sale. Nestled in an elevated position on the outskirts of Holywell, this property is situated on a peaceful cul-de-sac, offering stunning views of the River Dee, the Wirral Peninsula, and Merseyside.

The bungalow is accessed via a tarmac driveway, providing convenient off-road parking for 2 to 3 cars. Inside, the accommodation includes an 'L'-shaped reception hall, a single-aspect lounge with a snug area, and a dining room, which could also serve as a third bedroom. The modern kitchen is well-appointed, and there are two spacious double bedrooms, a family bathroom, and a detached garage with an electric roll-up door. The property also features UPVC double-glazed windows and gas combi central heating, ensuring comfort throughout the year.

Milwr which is within a short distance of Holywell Town Centre, which offers a wide range of Shops, Schools, Public Houses and Recreational and Sporting Facilities. The A55 is within easy access and offers a link-up to the main motorway networks throughout the Northwest region. * VIEWINGS HIGHLY RECOMMENDED*



Accommodation Comprises:

UPVC front door with decorative double glazed panels leading into:

Entrance Hallway

A wooden panelled door with single glazed frosted panels opens into:

A well lit room with single aspect large UPVC double glazed windows with top openers to the front and rear elevation offering stunning views of the River Dee, the Wirral Peninsula, and Merseyside. Wood effect laminate flooring, Two wall mounted lights, two central lights, two double panelled radiator and Tv points. A fire place with granite surround and hearth with has potential to re open to house a gas lit fire

Opening into

Snua/Sittina Room

Dual aspect UPVC double glazed windows to rear and side elevation. Double panelled radiator, wood effect laminate flooring, three wall mounted lights, Tv extension point and coved ceiling

Wood effect laminate flooring, recessed spotlights, coved ceiling, wall mounted light, loft access and double panelled radiator. Cupboard with shelving and hooks, smoke alarm, wall mounted thermostat control. Archway opening into:

Dining Room

A UPVC double glazed window with top opener to the front elevation offering stunning views of the River Dee, the Wirral Peninsula, and Merseyside. Coved ceiling, wood effect laminate flooring and double panelled radiator.

Housing a range of high gloss wall and base units with complementary marble effect worktops over and upstands. Stainless steel sink unit with drainer and mixer tap over. Space for a four ring electric cooker with a stainless steel extractor hood over and stainless steel splashback. A tiled cupboard housing the gas central heating boiler, tile effect vinyl flooring, under cabinet lighting, single panelled radiator, coved ceiling, recessed spotlights, void and plumbing for washing machine. A UPVC double glazed window to the rear elevation and a UPVC door with decorative double glazed glass leading out to the rear garden.

Bedroom One

A UPVC double glazed window with side openers to the rear elevation. Single panelled radiator, wood effect laminate flooring and coved ceiling. Space for wall to wall fitted wardrobes.

Redroom Two

A UPVC double-glazed window with top-openers to the front elevation, offering stunning views of the River Dee, the Wirral Peninsula, and Merseyside. The room provides ample space for wall-to-wall fitted wardrobes, coved ceiling, single panelled radiator and wood-effect laminate flooring adds a modern and stylish touch.

A Three suite comprising of a low flush W.C. wall mounted basin with mixer tap over, double shower cubicle with glass sliding doors and wall mounted electric shower. PVC to two walls, tiled flooring, fitted mirrored vanity cupboard with shelving and drawers. UPVC double glazed window with top opener to the rear elevation. Coved ceiling, recessed spotlights, extractor fan, wall mounted vertical towel rail and shaving sockets

Single Detached Garage

The garage features an electric roll-up door for convenient access, along with a wall-mounted gas meter. It is equipped with both lighting and power outlets. Inside, there is a range of base units offering ample storage, with shelving above, providing additional space. There's designated room for a tumble dryer, as well as space for a fridge and freezer, Singleglazed window to the side elevation and an aluminum door with frosted glass panels, also to the side elevation, provides access to the rear garden.

The front of this charming property is enhanced by a beautifully maintained garden and a spacious driveway. The front garden features a neat, rectangular lawn, edged with a low stone retaining wall, The lawn is bordered by carefully pruned shrubs and small bushes. To the side, the paved driveway offers ample parking space and leads directly to the detached

Rear garden- This beautifully maintained space features a lush green lawn, bordered by vibrant flower beds that add a splash of colour throughout the seasons. The garden is framed by mature shrubs and trees, offering privacy and a picturesque backdrop. A gravel pathway leads you through the garden, providing easy access to different areas, perfect for gardening or relaxing. Whether you enjoy al fresco dining, gardening, or simply unwinding in a serene environment, this rear garden provides an idyllic setting to suit all your needs

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.

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.

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.

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

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.

MISDESCRIPTION ACT

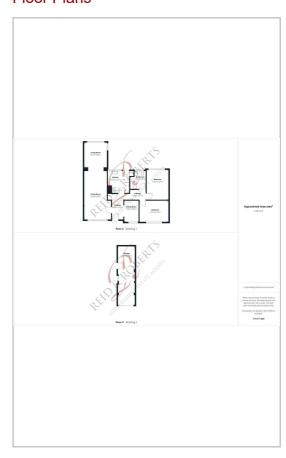
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MONEY LAUNDERING REGULATIONS

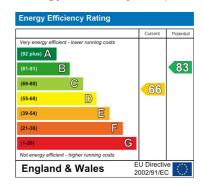
Area Map



Floor Plans



Energy Efficiency Graph



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