



Tegfan, 3 The Mount

Milwr, Holywell, CH8 7SF

Offers Around £295,000



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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:

Open Plan Lounge

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:

Snug/Sitting 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.

Inner Hallway

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.

Kitchen

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.

Bedroom 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.

Main Bathroom

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. Single-glazed window to the side elevation and an aluminum door with frosted glass panels, also to the side elevation, provides access to the rear garden.

Outside

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 garage.

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.

Tel: 01352 711170

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If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

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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.

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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.



Road Map



Hybrid Map



Terrain Map



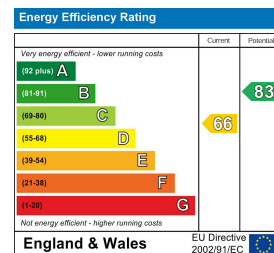
Floor Plan



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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