



154 Nant Y Coed, Pen Y Maes

, Holywell, CH8 7AZ

Offers In The Region Of £135,000



This Well Presented Two Bedroom Semi-Detached House situated in Pen Y Maes overlooks woodlands and is ideal for FIRST TIME BUYERS OR INVESTORS! And is being offered to the market with the benefit of being NO ONWARD CHAIN!

The accommodation in brief to the ground floor comprises: Reception Hallway, Lounge and Kitchen / Diner. To the first floor you will find a Landing giving access to Two Bedrooms and a Shower Room.

The property benefits from having UPVC Double Glazed Windows and Gas Combi Central Heating.

Situated in Pen-Y-Maes which is within walking distance of Holywell Town Centre, which offers a wide range of Shops, Schools, Public Houses, Recreational and Sporting Facilities. The A55 is close by which offers a link up to the main motorway networks in the northwest region.



Accommodation Comprises:

Step up to:

Canopy Porch

A wooden door with frosted glazed panels opens to:

Reception Hall

Stairs lead up to the first floor accommodation with under-stairs storage cupboard, wooden door with frosted glazed units opens to a yard area, double panelled radiator, phone point and wood effect flooring.

Doors lead to Lounge & Kitchen / Diner.

Living Room

Featuring a freestanding electric fireplace with a slate hearth and a wooden surround, adding warmth and character to the space. A large double-glazed window overlooks the rear elevation, allowing natural light to fill the room. The room is also equipped with a double-panelled radiator, as well as an aerial socket and a phone point for your convenience.

Kitchen / Diner

Modern kitchen housing a range of wall and base units, complemented by roll-top work surfaces and a tiled splash-back. It features a one and a half bowl sink with a drainer unit and a flexible pull-out mixer tap over. Appliances include a built-in eye-level 'Beko' oven and grill, an integrated dishwasher, washing machine as well as fridge/freezer, and a sleek 'Cooke & Lewis' four-ring glass hob with a stainless steel chimney extractor hood over.

A UPVC double-glazed window offers natural light to the front elevation, while a cupboard discreetly houses the 'Worcester' gas combi boiler. The kitchen also benefits from a modern vertical radiator, wood-effect flooring, and UPVC double-glazed sliding doors that open to the rear, creating a seamless indoor-outdoor flow.

First Floor Accommodation

Landing

Double glazed window to the front elevation, double panelled radiator, smoke alarm and built-in storage cupboard.

Doors off to two bedrooms and a shower room.

Bedroom One

Generously sized bedroom, easily accommodating a double bed, wardrobes, and additional bedroom furniture. It features a UPVC double-glazed window providing natural light from the rear elevation, a double-panelled radiator and convenient loft access for extra storage.

Bedroom Two

Another generously sized bedroom featuring a UPVC double-glazed window overlooking the rear of the property, providing ample natural light. The room includes a built-in storage cupboard, ideal for extra space, and is fitted with a double-panelled radiator.

Shower Room

Featuring a three piece suite comprising: Built-in W.C and sink vanity unit with storage, recessed shower cubicle with wall mounted mains mixer shower and separate hand held attachment. Fully tiled walls, wood effect laminate flooring, chrome towel rail radiator and UPVC double glazed frosted window to the front elevation.

External

The front of the property is accessed via steps that lead down to a spacious paved patio yard area. A metal gate provides entry to an additional paved patio yard area, which features a newly constructed retaining wall and provides access to a brick-built storage shed.

At the rear, the property features an open-plan lawned garden, complemented by a paved pathway.

While there is no designated parking space, there is ample parking in the surrounding area / on-street parking ensuring convenient parking options for residents and visitors alike.

Brick-built storage shed

Providing more storage space.

Council Tax Band C

Directions

From the agents office in Holywell turn left on to the one way system by the Bus Station follow the signs for the Hospital, continue up the hill in to Pen -Y- Maes. Follow the road along taking the turning on the left into Abbots Walk and then left again in to Nant Y Coed. Follow the road around and the property will be observed on the right hand side.

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.

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.

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.

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.

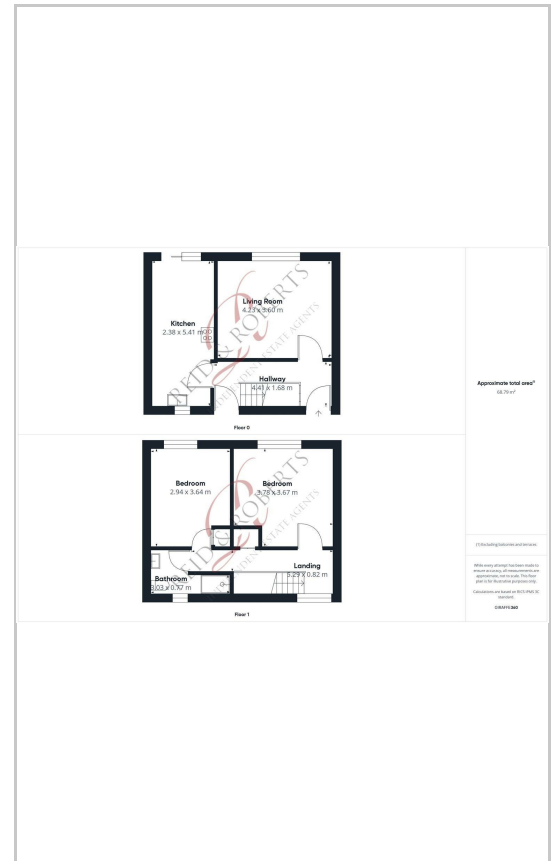
MISDESCRIPTION ACT

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.

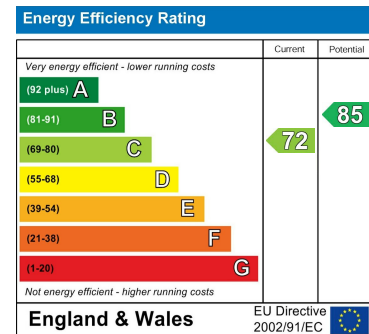
Area Map



Floor Plans



Energy Efficiency Graph



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