



15 Cae Helyg

Pentre Halkyn, Holywell, CH8 8JA

Offers Over £160,000



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Accommodation Comprises

Entrance Porch

UPVC entrance door, UPVC double glazed windows to the front and side elevations, radiator, tiled flooring and wooden door into:

Lounge / Diner

Featuring an electric fire set against a feature panelled wall, with ceiling beams. A UPVC double glazed window overlooks the front elevation, providing ample natural light. This versatile space can also be used as a dining room and also includes power points, a radiator, and a cupboard housing the electric meter. There is an under-stairs, wrap-around storage cupboard for added convenience. Stairs lead to the first-floor accommodation and a door opening into:

Kitchen

Housing a range of wall and base units paired with complimentary rolltop work surfaces over. It features a stainless steel sink with a drainer and mixer tap, alongside an integrated oven and integrated, electric hob with an extractor chimney hood over, integrated under-counter fridge and space for a washing machine. The kitchen is finished with splashback tiles, a radiator, wood-effect laminate flooring, beamed ceiling. A UPVC double glazed window to the rear elevation provides a view of the garden and surrounding fields and a UPVC door provides easy access into the rear garden.

First Floor Accommodation

Landing

Turned staircase, UPVC double glazed window overlooking fields to the rear, built-in airing cupboard and doors off to two bedrooms and a shower room.

Bedroom One

Beamed ceiling, power points, storage cupboard housing boiler, radiator and UPVC double glazed window to the rear elevation overlooking the rear garden and surrounding fields.

Bedroom Two

Beamed ceiling, power points, radiator and UPVC double glazed window to the front elevation with views over fields and toward the dee estuary.

Shower Room

Three piece suite comprising of: A large and modern vanity unit with basin and back to wall w.c providing plenty of storage and a shower cubicle with rainfall mains powered shower and hand attachment and a shower seat. Beamed ceiling, partially tiled walls, vinyl flooring, chrome towel rail radiator and UPVC double glazed frosted window to the front elevation.

External

The front of the property is approached via a paved path leading to the front door and an open-plan layout primarily laid to lawn and complemented by a variety of shrubs and bushes, creating a welcoming entrance.

At the rear of the property you will find a private enclosed garden, with a decked area ideal for garden furniture and alfresco dining and an easy maintenance barked area with additional shrubs and bushes adding greenery and privacy.

'Off Road' Parking

You will also find an additional area that offers convenient off-road parking, bin storage, and space for a shed, providing practical outdoor solutions and all bound by wood panelled fencing.

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.

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.

LOANS

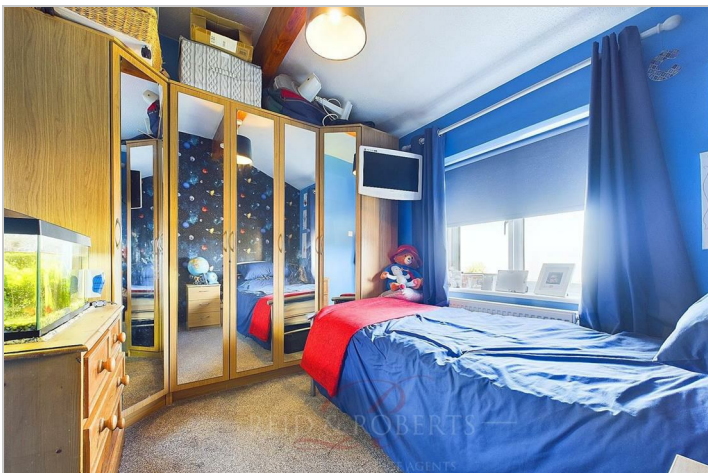
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.



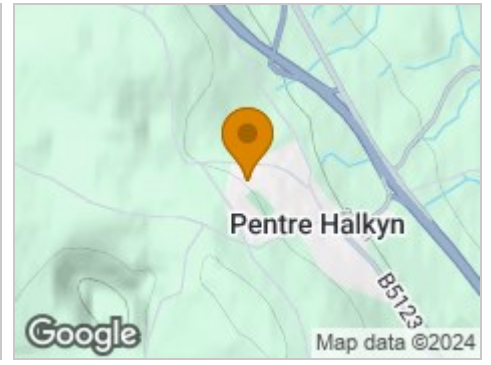
Road Map



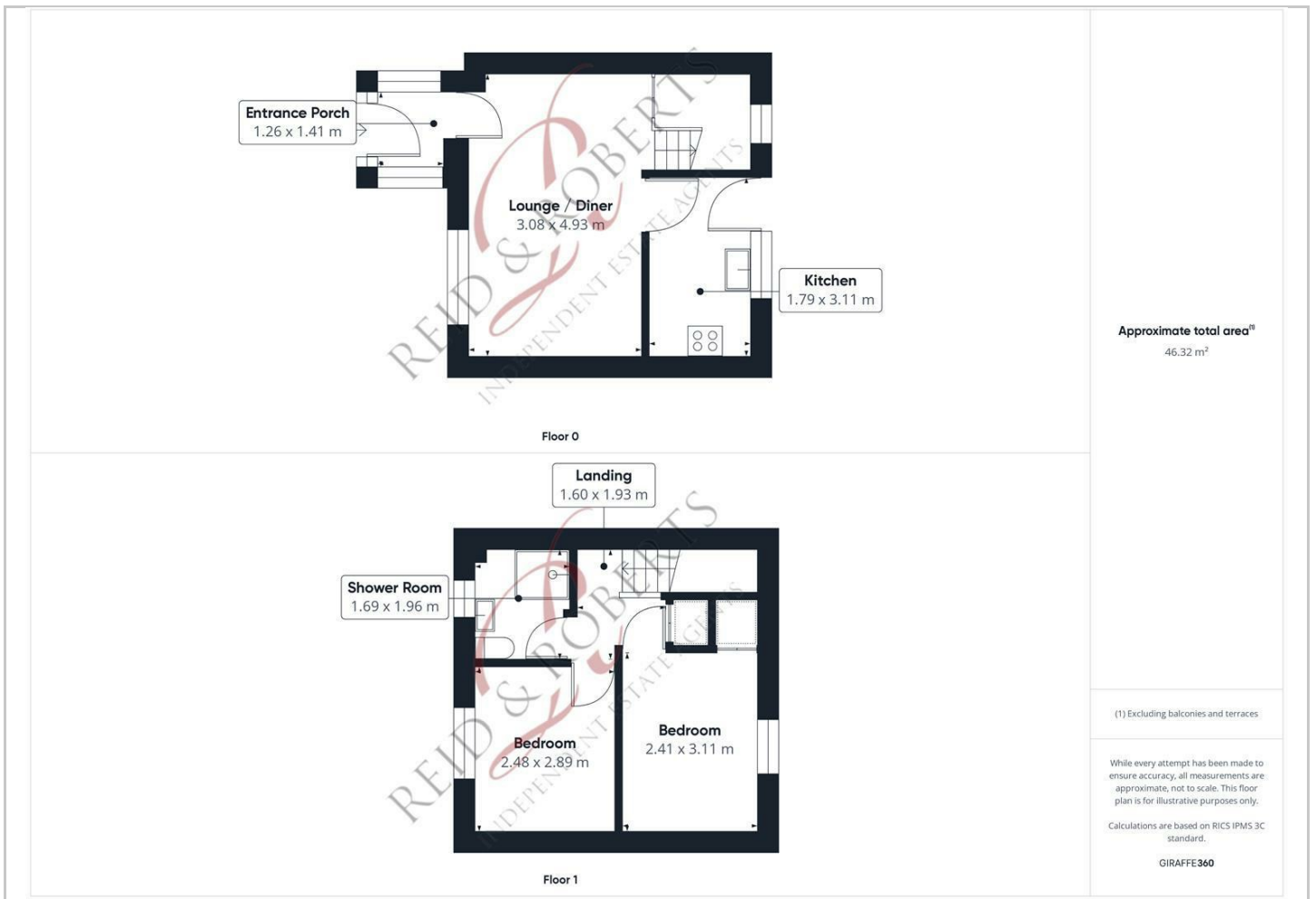
Hybrid Map



Terrain Map



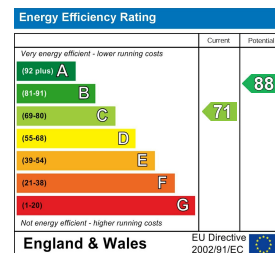
Floor Plan



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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