



12a Rhoslan

Pen Y Maes, Holywell, CH8 7EA

Offers Over £170,000



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Accommodation Comprises of:

Steps up to a UPVC double glazed entrance door with decorative side panel and window opening into -

Entrance Hall

Stairs leading to the first floor accommodation, smoke alarm, radiator and door into:

Lounge

The generously sized lounge is flooded with natural light, thanks to the large UPVC double glazed window to the front elevation. This space features a radiator, power points, coved and textured ceiling, picture rail, wall lights, and wood-effect laminate flooring with folding doors leading into the adjoining dining room.

Dining Room

The dining room boasts a seamless connection to the rear garden through UPVC double glazed patio doors, ideal for alfresco dining. The room is finished with wood-effect laminate flooring, a coved and textured ceiling, picture rails, radiator and power points. Opening into -

Kitchen

Housing a range of fitted wall and base units with worktop surfaces over. A stainless-steel sink and drainer with swan neck mixer tap over. A built-in oven and gas hob with an extractor fan over. Space for washing machine and fridge / freezer. Tiled splashbacks, tiled flooring, wood-panelled ceiling with spotlights, radiator and a convenient under stairs storage cupboard. A UPVC double glazed window to the rear elevation and a UPVC double glazed door leading to the side of the property.

First Floor Accommodation

Landing

Textured ceiling and a UPVC double glazed window to the side elevation, providing plenty of natural light. The landing leads to three bedrooms and the family bathroom.

Bedroom One

The main bedroom features built-in wardrobes with mirrored doors, hanging rail and shelving. Wood-effect laminate

flooring, a radiator, power points and a UPVC double glazed window to the front elevation.

Bedroom Two

Features a built-in wardrobe with mirrored sliding doors. Wood-effect laminate flooring, power points and a UPVC double glazed window overlooking the rear garden.

Bedroom Three

Radiator, wood-effect laminate flooring, and a UPVC double glazed window to the rear elevation.

Bathroom

Three-piece suite comprising of: A pedestal sink, low-flush W.C. and panelled PVC bath with taps over and a convenient hand-held shower attachment for flexibility over. Additionally, there is a wall-mounted electric shower over the bath, complemented by a shower screen to prevent splashing. The walls are fully tiled for easy maintenance, a radiator, wood-effect vinyl flooring, a convenient built-in storage cupboard which houses the boiler and offering extra space for toiletries or towels and a UPVC double glazed frosted window to the front elevation.

External

Garage

This property includes a spacious garage equipped with a convenient up-and-over door and offers additional storage space, ideal for storing anything from tools and garden equipment to seasonal items, ensuring a practical and secure solution for all your storage needs.

Front, Side & Rear

At the front of the property, a private driveway provides convenient off-road parking and leads directly to the main entrance. The driveway is framed by double wrought iron gates, which offer secure side access to both the rear garden and the side of the property. The front garden is thoughtfully designed for low maintenance, featuring a tiered layout with a blend of gravelled sections, a neatly maintained lawn, and a variety of mature shrubs and trees. These natural elements not only add charm but also enhance the property's curb appeal.

Tel: 01352 711170

The rear garden is perfect for relaxation or entertaining. A spacious patio area, ideal for outdoor seating and alfresco dining, opens up to a mainly laid to lawn garden area, all bordered by wood-panelled fencing, offering both privacy and a secluded atmosphere.

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.



Road Map



Hybrid Map



Terrain Map



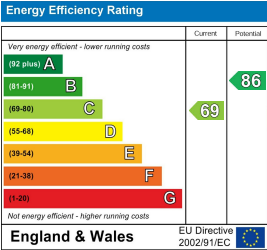
Floor Plan



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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