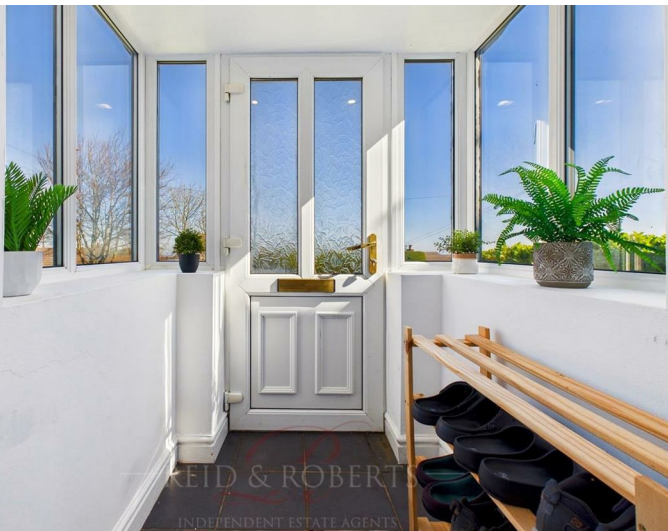




25 Cae Helyg

Pentre Halkyn, Holywell, CH8 8JA

Offers Over £150,000



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Accommodation Comprises

Step up to a charming uPVC door featuring an elegant decorative glazed panel, opening into:

Entrance Porch

A bright and practical space with UPVC double glazed units to the side elevations, allowing plenty of natural light to filter in. The tiled flooring adds a neat finish, and a further step leads to a wooden internal door with glazed panels, opening into the main living area.

Lounge

This cosy and comfortable lounge enjoys a UPVC double glazed window to the front elevation, bathing the space in daylight. A radiator ensures warmth during the cooler months, while a useful under-stairs storage cupboard provides space for essentials and houses the electric meter and fuse box. Stairs lead to the first floor.

From the lounge, a door opens into the kitchen.

Kitchen

A modern kitchen fitted with a range of wall and base units, with complementary worktop surfaces over with splashback tiles. Sink with drainer and mixer tap over. Internal UPVC double glazed window to the rear elevation overlooking the conservatory. Radiator, wood effect laminate flooring and space for an under-counter fridge and freezer.

Upvc door into:

Conservatory

This versatile additional living space is constructed from UPVC panels with UPVC double glazed windows and has space for washing machine and dryer. Whether used as a utility area, dining room or snug, it offers flexibility and direct access to the garden, perfect for enjoying the outdoors from the comfort of inside. UPVC door leads to the rear garden.

First Floor Accommodation

Landing

A turned staircase leads to a bright and spacious landing. A UPVC double glazed window to the rear elevation offers open views across neighbouring fields, filling the landing with light. Loft access is available, as well as a built-in storage cupboard for linen or household items.

Bedroom One

Positioned at the rear of the home, the main bedroom enjoys peaceful views over the surrounding countryside through a UPVC double glazed window. There is a built-in cupboard housing the gas combi boiler, and a radiator to maintain comfort all year round.

Bedroom Two

Located at the front of the property, this second bedroom currently has a king size bed in as well as other bedroom furniture and benefits from stunning views stretching out towards the Dee Estuary and beyond. A UPVC double glazed window captures the scene, and a radiator ensures comfort.

Bathroom

Fitted with a three-piece suite comprising a low flush WC, vanity unit with sink and pull out drawers, and a panelled bath with a wall-mounted electric shower overhead. Radiator and partially tiled walls and tiled flooring add a clean and polished finish. A frosted UPVC double glazed window to the front allows for both privacy and light.

External

The front of the property is accessed via a neatly paved pathway that guides you to the main entrance, framed by a well-maintained lawn to the side. This charming green space adds a welcoming touch and offers a pleasant outlook from the front of the home.

To the rear, the garden is predominantly laid to lawn, with a paved pathway that leads to the rear of the garden, a practical storage shed and a convenient side gate, allowing for easy access for bin storage. This delightful outdoor area offers a tranquil and private retreat, perfect for alfresco dining, family gatherings, or simply unwinding while soaking in the uninterrupted countryside views, complete with fields dotted with grazing sheep and playful lambs and is bound by wood panelled fencing and mature hedges.

Allocated Parking

Further down from the house, you'll find generously allocated parking space, comfortably accommodating two to three vehicles—perfect for households with multiple cars or visiting guests.

Location

Nestled in a charming and well-connected village setting, this property benefits from a range of convenient local amenities. Just a short stroll away, you'll find a traditional post office and general store, perfect for everyday essentials – as well as a regular bus service providing easy access to the nearby towns of Holywell and Mold. Both towns offer a

Tel: 01352 711170

wider selection of shops, supermarkets, highly regarded schools, healthcare services, and a variety of leisure facilities including sports centres, cafes, and restaurants.

For commuters or weekend explorers, the A55 expressway is just a short drive from the village, offering fast and direct routes to the historic city of Chester and the beautiful North Wales coastline.

Adding further appeal, The Springfields – a popular local destination is located just down the road. This vibrant shopping and leisure complex features a mix of well-known retailers, local boutiques, eateries, and entertainment options, making it a great spot for both daily errands and leisurely weekends.

This combination of village charm, practical connectivity, and nearby amenities makes the location truly desirable for families, professionals, and retirees alike.

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.

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.

MAKE AN OFFER

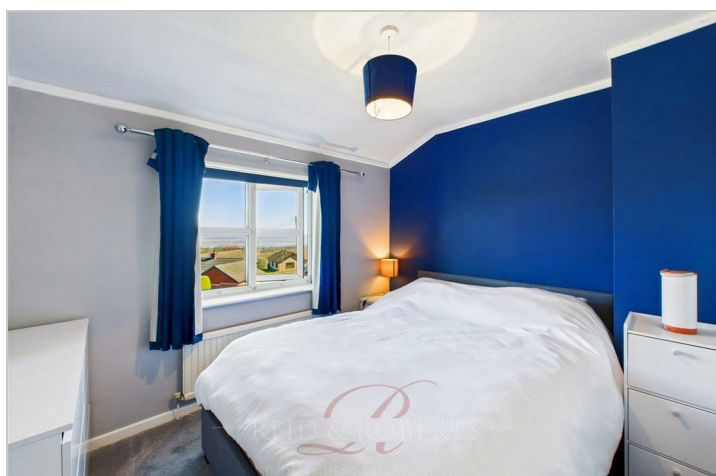
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and 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.

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.



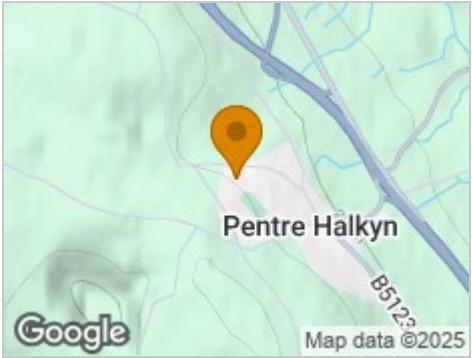
Road Map



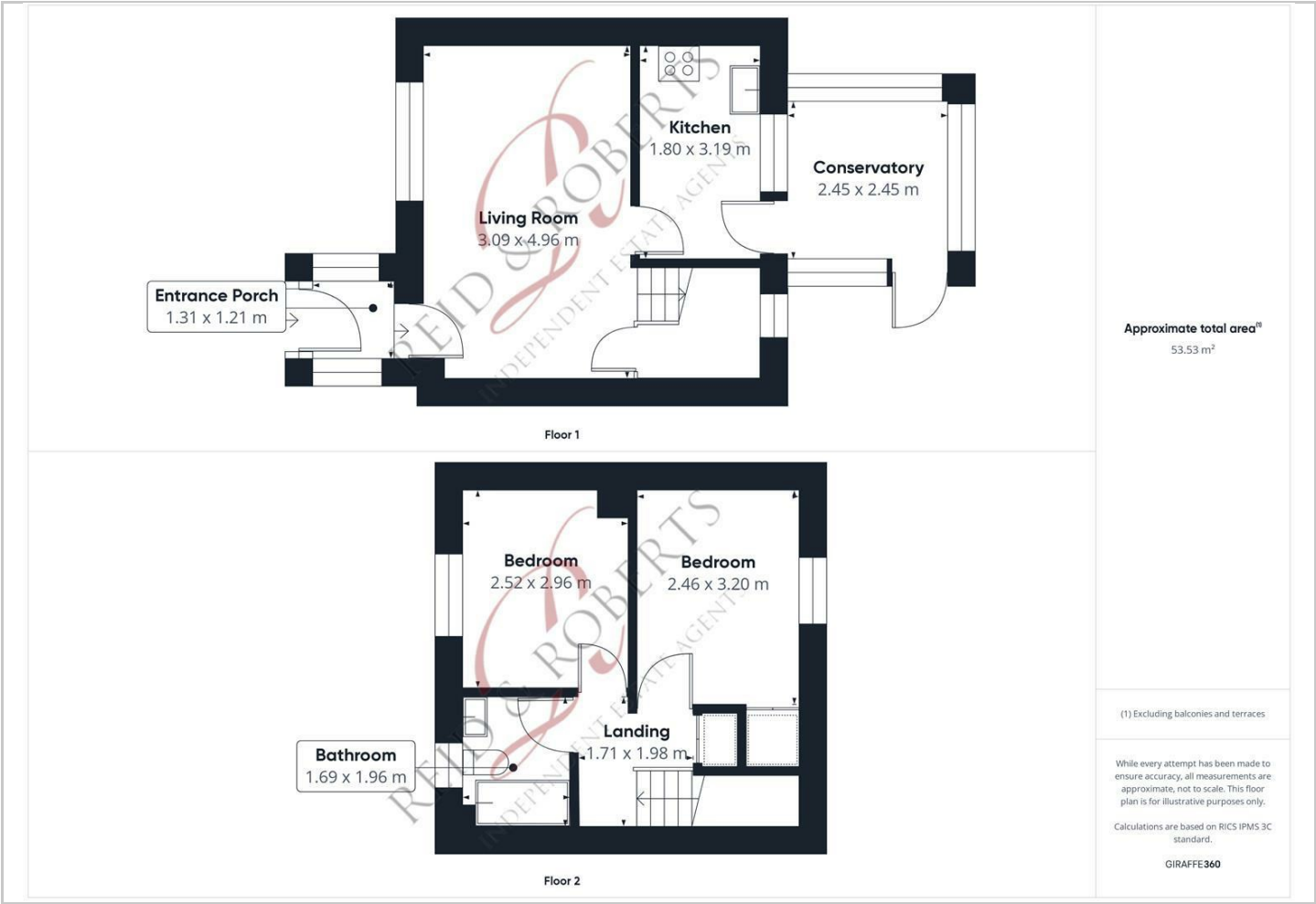
Hybrid Map



Terrain Map



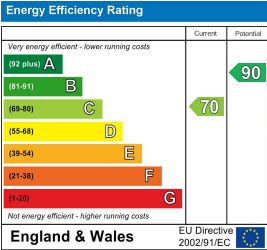
Floor Plan



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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