



2 Allt Y Plas

Pentre Halkyn, Holywell, CH8 8JE

Offers Over £170,000



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Accommodation Comprises

Step up to a UPVC double-glazed door with a frosted decorative inset opens into:

Entrance Hall

The Entrance Hall is bright and welcoming. There is a frosted UPVC double glazed window to the side elevation, a ceiling light and a radiator for added warmth.

Direct access to the Living Room and stairs leading to the first floor accommodation.

Living Room

The well-proportioned Living Room, situated at the front of the property features a large UPVC double-glazed window, providing ample natural light. The focal point of the room is the fireplace with electric fire. The room further offers plenty of space for furniture, a ceiling light, power points and a seamless flow directly into the Dining Room.

Dining Room

A UPVC double-glazed window to the rear provides views of the rear garden, whilst offering a space for family meals or entertaining. The room includes wood-effect laminate flooring, a radiator, ceiling light and power points.

A door leads into:

Kitchen

The kitchen is fitted with a range of wall and base units, coordinated worktops and a tiled splashback. Within the space, there is a stainless steel sink with drainer and taps, and room for appliances including a fridge-freezer and oven. Additional features include an under-stair storage area which offers convenient organisation solutions, a UPVC double glazed window to the side elevation, wood-effect laminate flooring, a radiator and a fluorescent strip light. The room also houses the wall-mounted Worcester boiler and the neatly hidden electric fuse board.

A UPVC door with frosted double-glazed panels provide access to the exterior.

First Floor Accommodation

Landing

The landing provides direct access to the three bedrooms and family bathroom. The space is brightened with a UPVC double-glazed window to the side elevation and houses the loft access point and a built-in cupboard-perfect for practical storage solutions.

Bathroom

This three piece suite comprises a low flush W.C, pedestal sink with taps over and a panelled bath with taps and a wall-mounted electric shower with head attachment above. There is a UPVC double-glazed decorative frosted window to the rear elevation which floods ample natural light into the room, radiator, ceiling light and partially tiled walls which allow for easy cleaning.

Bedroom One

A spacious double bedroom with a front-facing UPVC double-glazed window, radiator, ceiling light, power points and ample space for a bed and furnishings.

Bedroom Two

Another generous double bedroom with a rear-facing UPVC double-glazed window, radiator, ceiling light, power points and ample space for a bed and furnishings.

Bedroom Three

A good-sized third bedroom ideal for a child's room, home office, or guest space. Includes a front-facing UPVC double glazed window, radiator, ceiling light and power points.

External

The property is accessed via double wrought iron gates opening onto a private driveway, with a further gate leading to a pathway that guides you to the front door. The front garden is mainly laid to lawn, seamlessly wrapping around to the side and extending into a generous rear garden.

At the back, you'll find a spacious, predominantly lawned area, a true blank canvas with endless potential to create your ideal outdoor space. Whether you envision a sun-soaked patio, entertaining deck, or a peaceful retreat surrounded by greenery, this garden is ready to be transformed to suit your lifestyle.

Detached Garage

The detached garage features an up-and-over door, power and lighting, and a side window, along with a door providing further access to and from the garden. There's also plenty of room for storage or for housing white goods such as a tumble dryer or freezer.

Outbuilding

An additional outbuilding provides useful extra storage space, perfect for tools, gardening equipment, or seasonal items.

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback 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

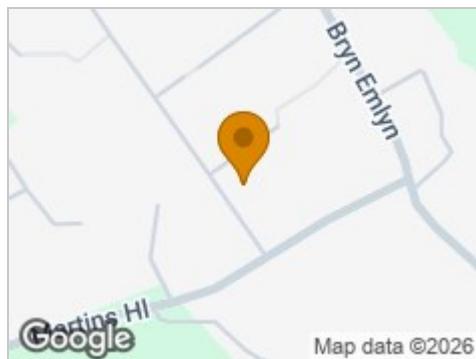
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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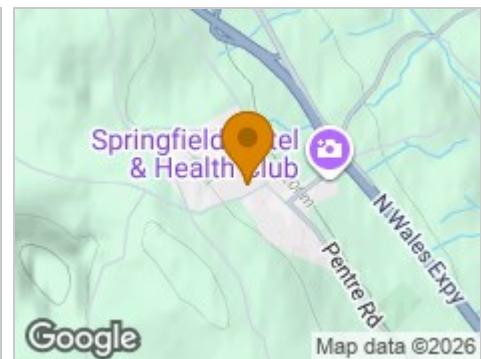
Road Map



Hybrid Map



Terrain Map



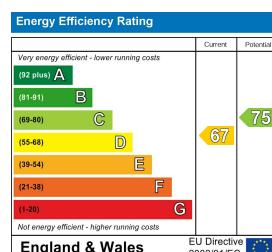
Floor Plan



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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