



21 Dewi Avenue

Holywell, CH8 7UG

Offers Over £140,000



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Accommodation Comprises

UPVC double glazed frosted door with a frosted glazed side unit, opens into:

Entrance Hall

An inviting entrance hall with wooden floorboards, coved ceiling, and picture rail detailing, radiator and power point. A cupboard housing gas and electric meter and electric fuse box, stairs leading to the first floor accommodation and a handy understairs storage cupboard with light and a small UPVC double glazed window to the side elevation adds practicality and brightness.

Doorway into:

Open Plan Lounge / Dining Area

Lounge

A cosy, character-filled lounge featuring a log burner with a wood beam mantle, perfect for relaxing evenings. Wooden floorboards, radiator, power points, a half-bay UPVC double glazed window to the front elevation and period details like the picture rail and coved ceiling give this room real charm.

Opening into:

Dining Area

Flowing seamlessly from the lounge, the dining area is ideal for family meals or entertaining, with wooden floorboards, radiator picture rail and wall mounted thermostat and a UPVC double glazed window to the rear elevation and patio door giving access directly into the garden.

Opening into:

Kitchen

Housing a range of wall and base units with roll top work surfaces over, stainless steel sink unit with twin drainer and mixer tap over. Integral eye level double oven and grill, integral four ring gas hob, space for fridge / freezer and washing machine. Patterned tiled flooring, tiled splashback, radiator and a Upvc double glazed window to the rear and side elevation.

First Floor Accommodation

Landing

With loft access and a charming decorative leaded window with secondary glazing to the side elevation with doors giving access to three bedrooms and a family bathroom.

Bedroom One

A spacious main bedroom with a UPVC double glazed half bay window to the front elevation with radiator, picture rail and power points.

Bedroom Two

A good sized double with UPVC double glazed window to the rear elevation, built-in storage cupboard housing a gas combi boiler, with large storage area and useful shelving, radiator and picture rail.

Bedroom Three

A light and versatile third bedroom which would make an ideal nursery, home office, or guest space. UPVC double glazed window to the front elevation, radiator, power point and picture rail.

Bathroom

Three piece suite comprising a 'P' shaped bath with mixer tap and shower attachment over. Low flush W.C, pedestal sink unit with taps over, heated chrome towel rail, vinyl flooring, partially tiled walls, coved ceiling and Upvc double glazed frosted window to the rear elevation

External

The front of the property is enclosed by a brick wall with a charming wrought iron gate, opening onto a low-maintenance, patio-style front garden area. A wooden side gate provides convenient access to the side leading to the rear garden.

To the rear you will find a low-maintenance garden, thoughtfully designed with a combination of slate and paved patio areas, perfect for outdoor dining, relaxing, or entertaining and is enclosed by brick walls.

Location

Situated in the popular residential area of Holywell and is within easy reach of local amenities, schools, and shops. The historic town centre offers a variety of independent and

Tel: 01352 711170

high-street retailers, cafés, and leisure facilities. Excellent transport links provide easy access to the A55 North Wales Expressway, making Chester, the Wirral, and the North Wales coastline all easily commutable.

COUNCIL TAX BAND B

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

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

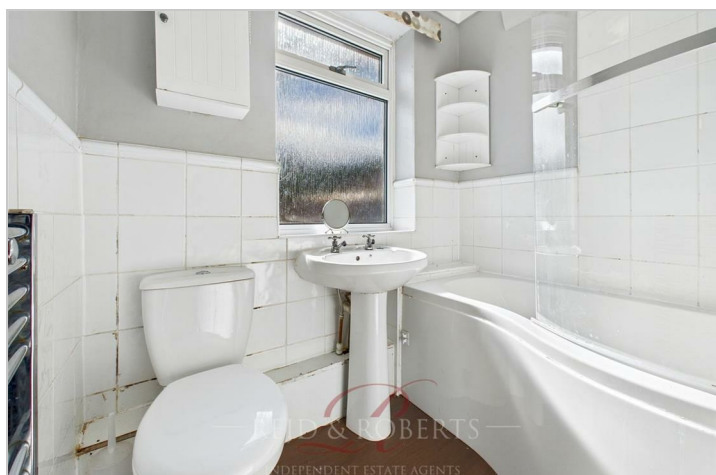
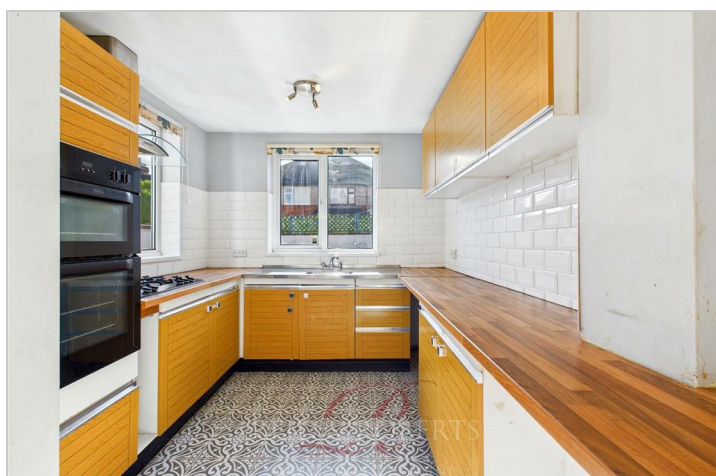
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MONEY LAUNDERING REGULATIONS

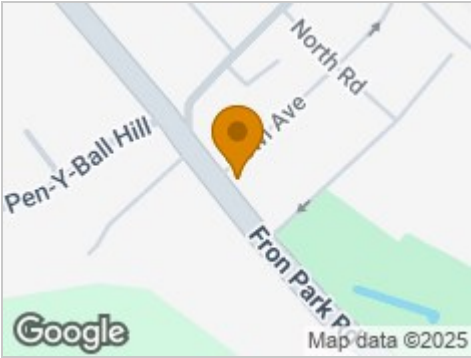
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



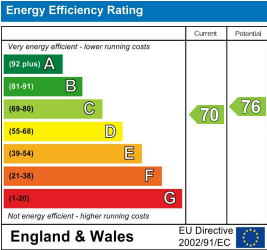
Floor Plan



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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