

6 Bryn Y Felin, Holywell, CH8 7AJ

Offers Over £110,000



- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- Three Bedroom Semi-Detached
- Lounge/Diner & Kitchen
- Downstairs W.C & Bathroom
- 'Off Road Parking'
- Front & Rear Garden
- EPC Rating: D



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Are you a FIRST TIME BUYER? Or looking for a RENOVATION PROJECT? If so, then this is the property for YOU!

Reid & Roberts are pleased to offer to For Sale the above property being a Three Bedroom Semi-Detached House situated within short walking distance of Holywell Town Centre, ideal for both First Time Buyers and Investors.

In brief the accommodation comprises of a Porch, Entrance Hallway, Lounge/Diner, Kitchen and Downstairs W.C. To the First Floor you will find Bedrooms One, Two, and Three and Bathroom. This property allows an abundance of natural light in and benefits from 'Off Road Parking' and a larger Rear Garden.

The property is approached via wrought iron gates opening onto the driveway providing off road parking and also leads to the rear of the property. Steps to the side of the property for access into the store room providing an extra space for storage and a front mainly laid to lawned garden.

To the Rear you will find a good sized mainly laid to lawn garden bound by wire fencing and conifer trees.

Situated within short distance of Holywell Town Centre which offers a wide range of facilities to include: Supermarkets and General Stores to include Tesco and Lidl. In addition a Secondary School and Four Primary Schools, Community Hospital and Leisure Centre. The A55 Expressway is located on the edge of the Town enabling easy access towards North Wales, Cheshire and the Motorway Network.

Accommodation Comprises:

Steps up to Upvc door with panel opening into:

Porch

Entrance Hallway

Wooden door with frosted panels, understairs storage area, single panelled radiator, stairs leading to first floor accommodation and Upvc double glazed window with top opener to the front elevation with views.

Kitchen

3.71m x 3.68m (12'2" x 12'1") Housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with taps over, space for oven, extractor hood over, space for fridge/freezer, void and plumbing for washing machine and wall mounted gas combi boiler. Tiled effect vinyl flooring, tiled splash back and Upvc double glazed window to the rear elevation, single panelled radiator.

Door opens into:

Lounge/Diner

5.54m x 3.61m (18'2" x 11'10") Electric fireplace, two single panelled radiators, picture rail and shelving. Upvc double glazed windows to the front elevation with views and another Upvc double glazed window to the rear elevation.

First Floor Accommodation:



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Landing

Smoke alarm, loft access, Upvc double glazed frosted window to the front elevation and doors off to three bedrooms and a bathroom.

Bedroom One

3.71m x 3.68m (12'2" x 12'1") Double panelled radiator, smoke alarm and Upvc double glazed window to the rear elevation.

Bedroom Two

3.71m x 3.63m (12'2" x 11'11") Single panelled radiator, storage cupboard and Upvc double glazed window to the rear elevation.

Bedroom Three

2.69m x 2.34m (8'10" x 7'8") Single panelled radiator, storage cupboard with shelving and hanging rail and Upvc double glazed window to the front elevation with views.

Family Bathroom

Spacious bathroom but in need of a renovation. Low flush w.c, pedestal sink, panelled bath with taps over and separate shower. Tiled effect vinyl flooring, partially tiled walls and wood panelled ceiling.

Store Room

Outside

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EPC Rating

D (D)

Council Tax Band

B (B)

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer - Make An Appointment

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.

Services

The agents have not tested the appliances listed in the particulars.

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.









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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.

Misrepresentation Act 1967

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.

Loans

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

Floor Plans

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours of Business

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

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This plan is illustrative only,
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Ground Floor



First Floor