



## 110 Tan Y Felin

Greenfield, Holywell, CH8 7PU

Offers Over £160,000

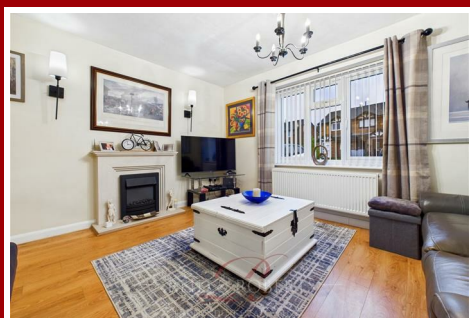




# 110 Tan Y Felin

Greenfield, Holywell, CH8 7PU

Offers Over £160,000



## Accommodation Comprises

A UPVC door with a double-glazed frosted panel to the side elevation opens into the entrance hall.

## Entrance Hall

The entrance hall provides direct access to the living room, kitchen/diner and a storage cupboard housing a wall-mounted combi boiler and meter boxes, additionally useful for keeping coats and shoes. The space is finished with a ceiling light, wood-effect laminate flooring and smoke alarm.

## Kitchen/ Breakfast Room

The kitchen houses a range of modern gloss wall and base units with a complementary worktop surface over. The space includes an integrated electric oven, a four ring gas hob with a stainless steel extractor hood above, a stainless steel sink with a drainer and mixer tap, void and plumbing for a washing machine and space for a fridge freezer. An extended worktop space acts as a breakfast bar area, suitable for two people, with additional space for a small dining table. A large UPVC double-glazed window to the rear elevation offers peaceful views of the rear garden and Dee Estuary, whilst a panelled radiator, ceiling light, power points, tiled splashback and tiled flooring complete the room.

## Living Room

A bright and inviting space with the focal point of this room being the electric fire set upon a stone hearth and matching surround. A large UPVC double-glazed window to the front elevation provides ample natural light to fill the space. Finishing features include a continuous flow of wood-effect laminate flooring, ceiling and wall lights, a panelled radiator and power points.

Stairs to first floor accommodation.

## First Floor Accommodation

## Landing

The landing provides access to two bedrooms and bathroom. The space is finished with a UPVC double-glazed window to the side elevation, a panelled radiator, loft access, ceiling light and smoke alarm.

## Bedroom One

A generously sized main bedroom with ample space for furniture. The space is completed with a UPVC double-glazed window to the front elevation, a panelled radiator, ceiling light, carpet flooring and power points.

## Bedroom Two

Ideal to be utilised for a variety of lifestyle needs. Features of the room include wood-effect laminate flooring, a panelled radiator, ceiling light, power points and two storage cupboard with a hanging rail and shelving, offering practical organisational solutions. A UPVC double-glazed window to the rear elevation frames views towards the Dee Estuary and beyond.

## Bathroom

A three-piece suite comprising a low flush W.C, pedestal sink with a mixer tap over and a panelled bath with taps and wall-mounted electric shower with an adjustable handset over. The space is completed with a UPVC double-glazed frosted window to the rear elevation, ensuring light and privacy, partially tiled walls, vinyl flooring, ceiling light and a wall-mounted heated towel rail.

## External

To the front, the property offers kerb appeal and is approached via off-road parking and a small, low-maintenance lawn area bordered by slate chippings and gravel. A wooden gate to the side elevation provides access to the front door and rear garden.

The rear garden is accessed via wooden gates, providing additional off-road parking, or useful bin storage. The space is mainly laid-to-lawn with practical patio and decked areas

Tel: 01352 711170

that can be utilised to offer space for outdoor furniture for al fresco dining, or storage.

### COUNCIL TAX BAND C

### 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'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.

### 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

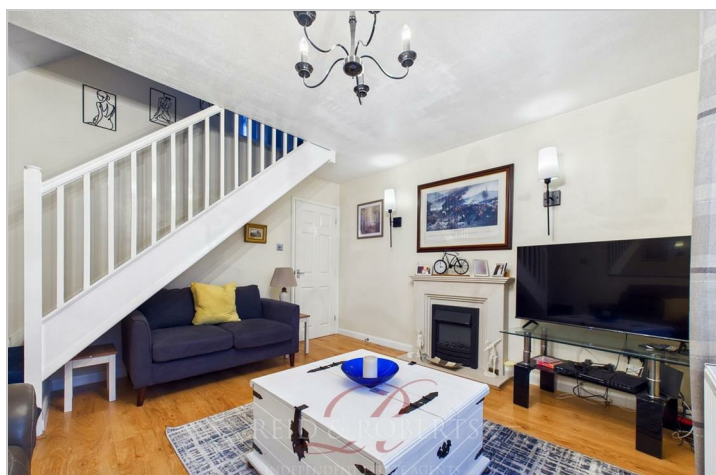
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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



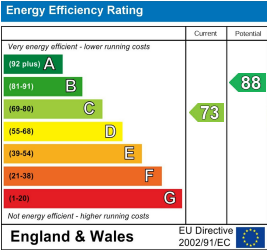
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.