



110 Tan Y Felin
Greenfield, Holywell, CH8 7PU

Offers Over £160,000



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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

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

COUNCIL TAX BAND C

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INDEPENDENT MORTGAGE ADVICE

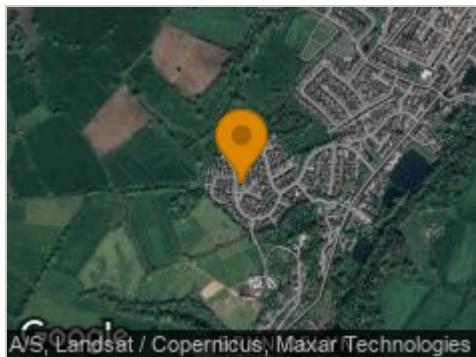
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Road Map

Hybrid Map

Terrain Map

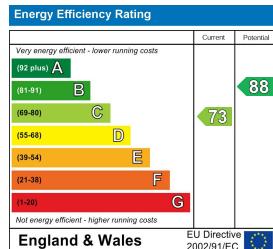


Floor Plan



Viewing

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