



17 Maes Lygan

Pentre Halkyn, Holywell, CH8 8JD

Offers In The Region Of £170,000



17 Maes Lygan

Pentre Halkyn, Holywell, CH8 8JD

Offers In The Region Of £170,000



Accommodation Comprises

A UPVC door with a frosted glass inset welcomes you into the property.

Entrance Hall

The bright entrance hall provides access to all ground floor living accommodation and stairs to the first floor accommodation. Tiled flooring, ceiling light, panelled radiator, a UPVC double-glazed window to the side elevation and two useful under-stair cupboards, one currently used as a pantry complete the space.

Living Room

The focal point of the living room, situated at the front of the property is the stone fireplace surround and tiled hearth. A large UPVC double-glazed window to the front elevation provides ample natural light into the space. The room further offers space for furniture, a ceiling light, power points and a panelled radiator.

Kitchen/Diner

A spacious kitchen/diner housing wall, drawer and base units with a complementary worktop surface and tiled splashback. There is a stainless steel sink and space for a cooker, with an extractor hood above and a small dining table. Tiled flooring allows for easy maintenance, with finishes including a UPVC double-glazed window and French doors to the rear elevation, fluorescent strip light, power points and a panelled radiator.

Second Kitchen/ Utility Area

Utilised as a second kitchen/utility area housing a continuity of wall units. There is a stainless steel sink with a mixer tap and drainer, with ample space for under-counter appliances. The space is completed with tiled flooring, tiled splashback, UPVC double-glazed windows to the side elevation, ceiling lights, power points and a panelled radiator.

A door leads into the downstairs shower room whilst a UPVC door to the side elevation provides external access.

Shower Room

Three-piece suite comprising a W.C, pedestal sink with taps and an electric corner shower cubicle. Finishes include

fully-tiled walls, tiled flooring, ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the side elevation.

First Floor Accommodation

Landing

The landing provides access to three bedrooms and shower room, complete with loft access, ceiling light and smoke alarm.

Bedroom One

The main bedroom located at the front of the property, is generously-sized, allowing for plenty of room for a double bed and additional furniture. A large UPVC double-glazed window provides natural light as well as a panelled radiator, ceiling light and power points. The room houses a feature fireplace and a built-in cupboard which can be utilised as a wardrobe or extra storage solutions.

Bedroom Two

Situated at the rear of the property, this spacious second double bedroom benefits from a large UPVC double-glazed window. Complete with a built-in storage cupboard, ceiling light, panelled radiator and power points, it offers ample space to comfortably accommodate a variety of bedroom furniture.

Bedroom Three

Ideal as a nursery or home office, the third bedroom faces the front and enjoys plenty of natural light through its UPVC double-glazed window. The room features a ceiling light, panelled radiator and power points.

Shower Room

Three-piece suite comprising a W.C, pedestal sink with taps and an electric shower. Finishes include fully-tiled walls, vinyl flooring, ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the rear elevation.

Garage

A useful brick-built garage practical for additional storage solutions. A UPVC double-glazed window to the side elevation and a light complete the space.

External

The property is approached via a gate leading into the lawned front garden. Bordered by mature hedges and wooden fence panels, a gravelled pathway leads to the front door and side gate for direct access into the rear garden.

To the rear, the garden is mainly laid-to-lawn and enclosed by wooden fence panels and mature hedges, with a path to the side that leads to the garage and side gate. A decked area with a Perspex covering is currently used for additional storage needs, with potential for garden furniture in the warmer seasons.

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

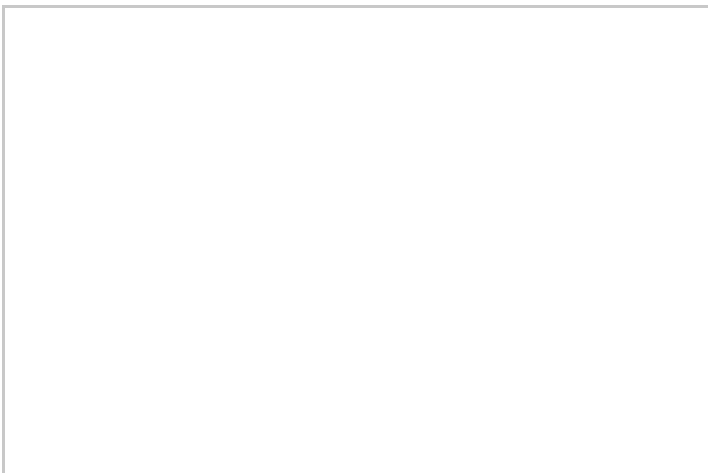
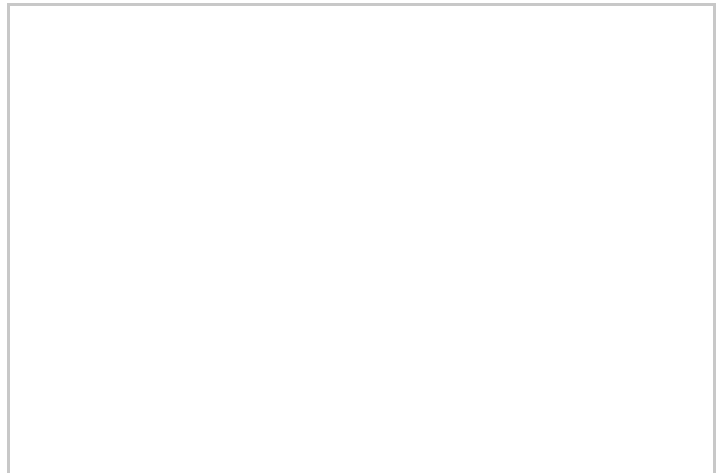
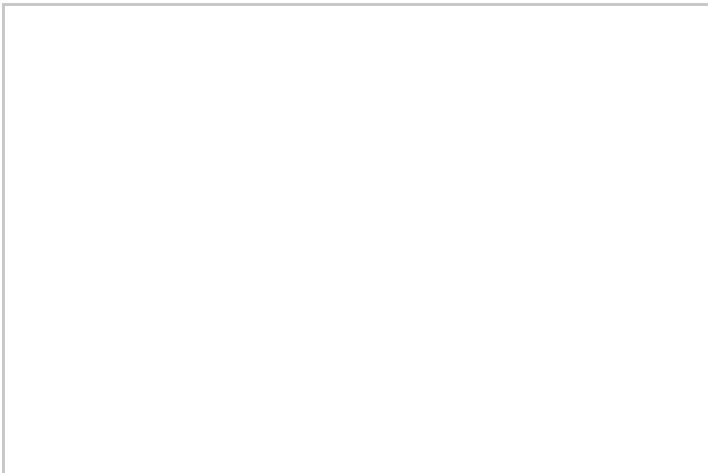
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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

LOANS

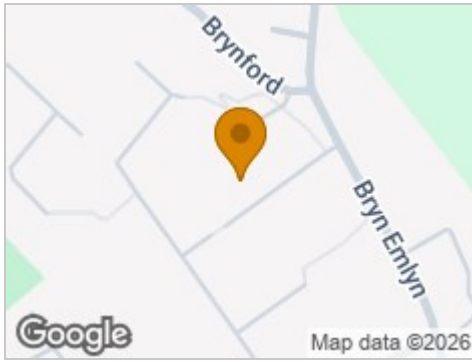
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

INDEPENDENT MORTGAGE ADVICE

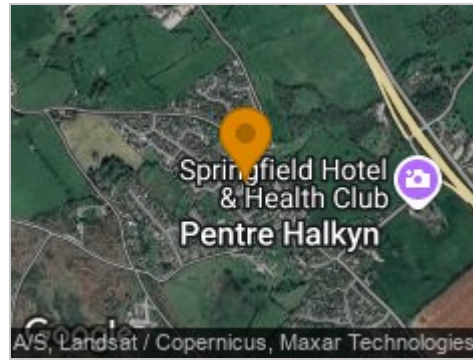
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.



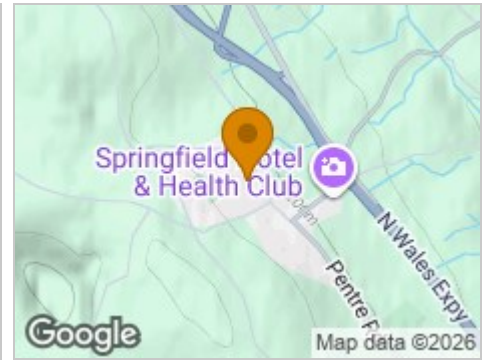
Road Map



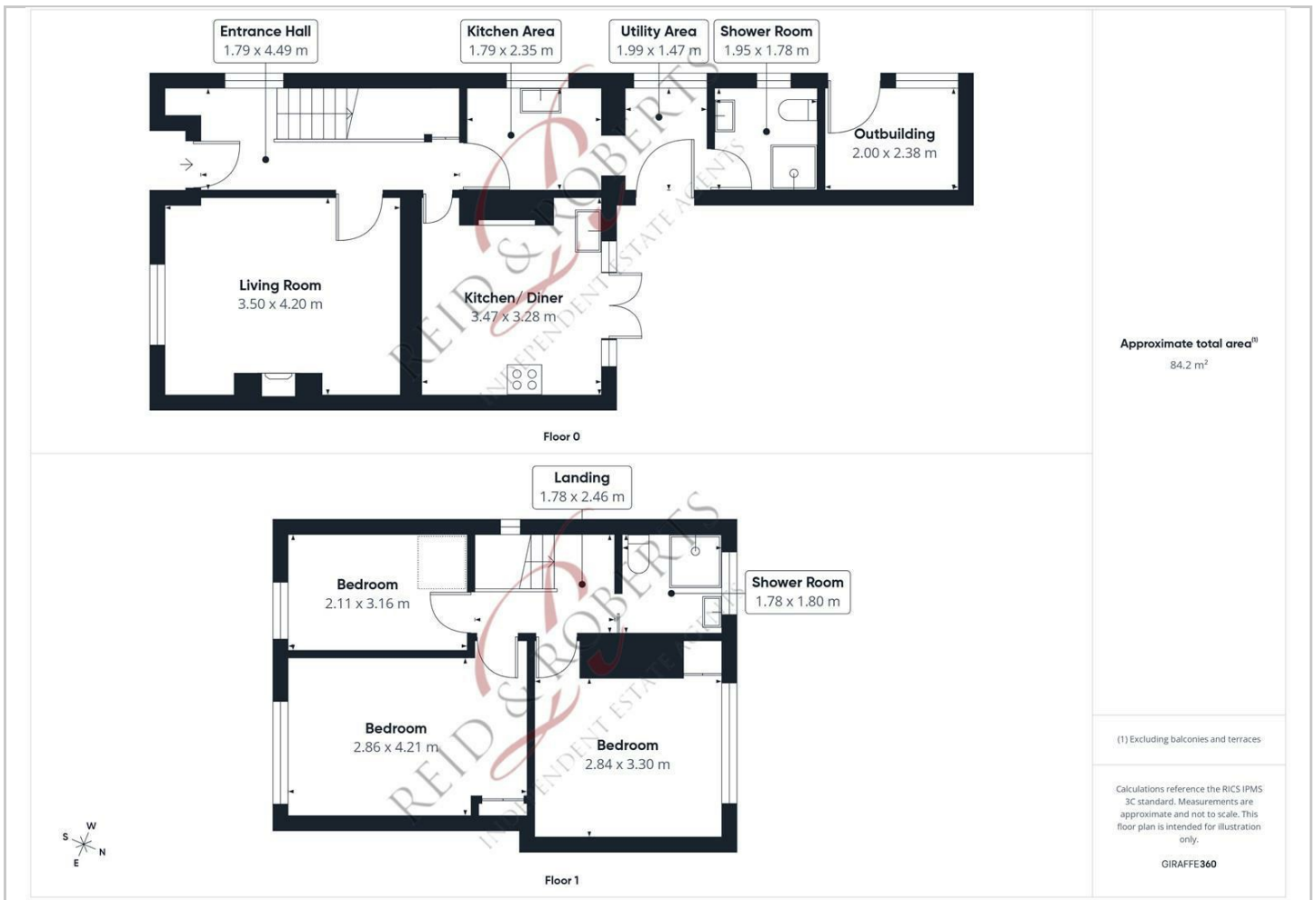
Hybrid Map



Terrain Map



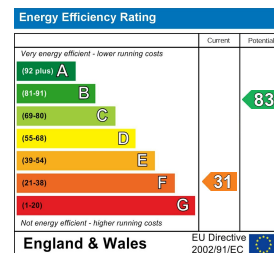
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.