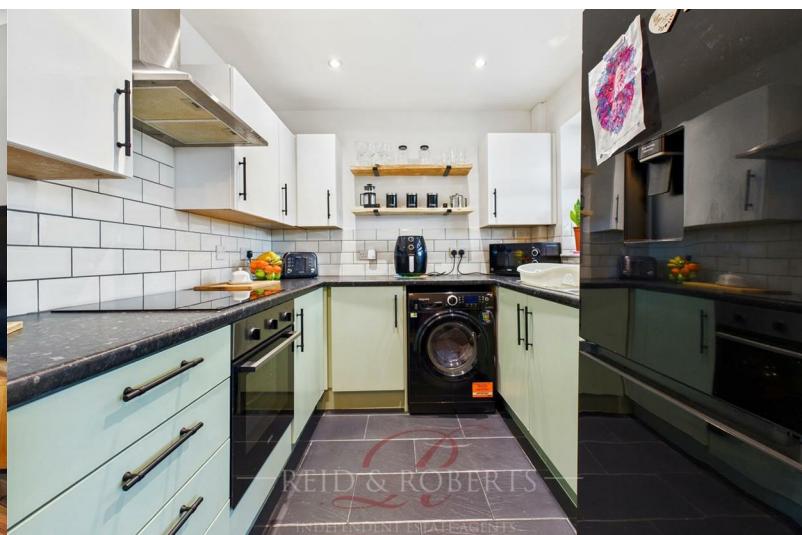




## 12 Cae Y Dderwen

Greenfield, Holywell, CH8 7QW

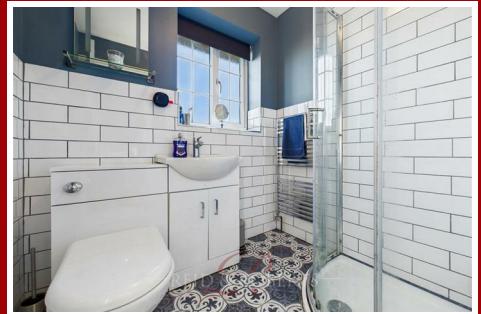
Offers In The Region Of £250,000



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## Accommodation Comprises

A step up through the UPVC door with decorative glass insets.

### Vestibule

A bright and welcoming space, setting the tone for the rest of the home. The space conveniently houses the fuse board and is practical for storing shoes. Tiled flooring, panelled radiator and ceiling light complete the room.

### Downstairs W.C

Conveniently located for easy access, the room comprises a low flush W.C and wall-mounted sink with a tiled splashback and taps over. The room is completed with a continuous flow of tiled flooring, ceiling light, panelled radiator and a UPVC double-glazed frosted window to the side elevation.

### Open-Plan Living / Dining Area

This open-plan space is ideal for entertaining guests, and completed with wood-effect laminate flooring, ceiling lights, power points and a panelled radiator.

The living area is cosy and inviting, with the main focal point being the striking log burner sat on a slate-tiled hearth with a complementary tiled splashback. A large UPVC double-glazed window to the front elevation provides ample natural light and views of the Dee Estuary. Stairs lead to the first-floor accommodation, with a practical under-stair storage cupboard.

The dining area has a continuous flow of wood-effect laminate flooring. With space for a small dining table, UPVC double-glazed French doors open into the conservatory.

An archway opens into:

### Kitchen

Housing a range of wall, drawer and base units with a complementary worktop surface, the kitchen provides ample storage space. The space offers an integrated oven, four-ring Bosch induction hob with an extractor hood over and a stainless steel sink with drainer and swan-neck mixer tap over.

The room is naturally well-lit via the UPVC double-glazed window to the rear, looking into the conservatory. There is space for a washing machine and fridge-freezer, and finished features including a tiled splashback and flooring, spotlights and power points.

### Conservatory

Offering a peaceful sanctuary, the conservatory has been designed for year-round enjoyment, ensuring functionality and comfort in every season. Built on a dwarf rendered brick wall and surrounded by

expansive double-glazed windows, this versatile space features a polycarbonate roof, ceiling fan with integrated lighting, tiled flooring, and power points. UPVC double-glazed French doors open onto the rear garden, seamlessly blending indoor and outdoor living.

### First Floor Accommodation

#### Landing

The bright landing provides direct access to the three bedrooms and shower room. The space features a UPVC double-glazed window to the side elevation, loft access, power points, panelled radiator, smoke alarm, ceiling light and practical storage cupboard.

#### Bedroom One

Positioned at the rear of the home, the generously sized main bedroom enjoys peaceful views over the surrounding countryside through a UPVC double-glazed window. There is ample space for bedroom furniture, and completed with a panelled radiator to maintain comfort all year round, ceiling light and power points.

#### Bedroom Two

A spacious double bedroom situated at the front of the property. Enjoying views of the Dee Estuary and beyond via a UPVC double-glazed window, the room is flooded with natural light. There is space for a double bed, and additional furniture. Finishing features include a ceiling light, panelled radiator and power points.

#### Bedroom Three

A versatile and well-sized room, ideal for growing families or those working from home. A rear-facing UPVC double-glazed window allows light to fill the space, whilst enjoying views of the neighbouring fields. The room is equipped with a panelled radiator, ceiling light and power points.

#### Shower Room

The space features a back-to-wall W.C, vanity sink with a mixer tap over and storage beneath, and a fully-tiled mains-powered corner shower cubicle with a rainfall head and adjustable handset, all complemented with partially tiled walls and a decorative tiled flooring. A UPVC double-glazed frosted window to the front elevation provides natural light whilst maintaining privacy, with the space finished with a wall-mounted heated chrome towel rail, extractor fan and ceiling light.

#### Garage

The detached garage, offering both power and light, provides excellent storage and workspace opportunities, ensuring functionality throughout the day and night. A convenient up-and-over door gives easy access for small vehicles or larger items.

#### External

The front of the property is predominantly laid-to-lawn, with a tarmacked

driveway offering off-road parking, and access to the detached garage via an up-and-over door, suitable for housing a small vehicle or additional practical storage solutions. A step up to the paved pathway provides access to the front door and one of two side gates, for convenient accessibility to the rear garden.

The rear garden offers a generous and versatile outdoor space, ideal for both relaxation and entertaining. Steps lead up to a paved patio, providing the perfect spot for outdoor dining or seating to enjoy the peaceful countryside surroundings. Beyond the patio, the garden opens out to a well-proportioned lawn, secured by wood panelled fencing all-round, ensuring privacy. To the side, there is a useful brick-built outbuilding offering excellent storage or potential for workshop use. A gate to the rear opens onto the neighbouring fields, and two secure gates to the front of the garden allow for direct access to the front of the property.

#### COUNCIL TAX BAND D

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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.

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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.

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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

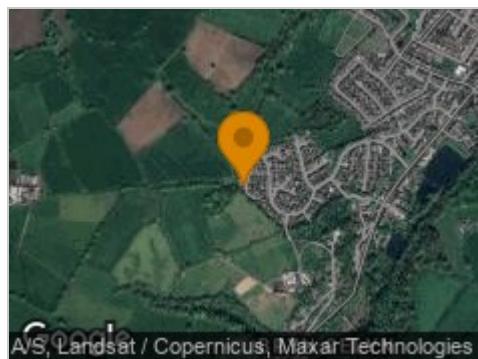
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352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



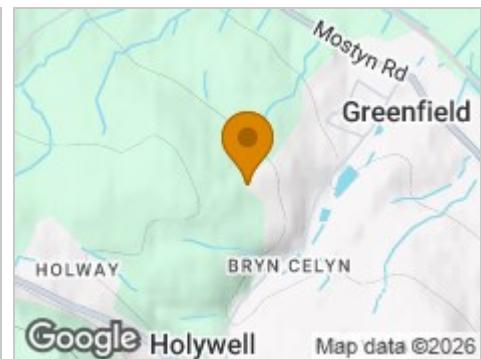
## Road Map



## Hybrid Map



## Terrain Map



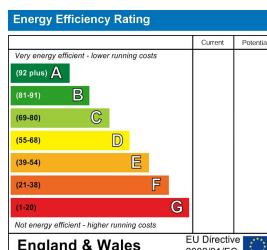
## Floor Plan



## 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



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