



Maes Y Goron | Lixwm | Holywell | CH8 8LX

Offers in excess of £220,000



ROSE RESIDENTIAL

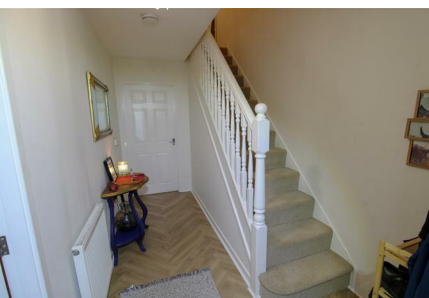
Maes Y Goron | Lixwm
Holywell | CH8 8LX
Offers in excess of £220,000

This well presented property offers well proportioned accommodation ideally suited to modern family living, comprising a welcoming hallway, a bright rear-facing lounge with doors opening onto the garden, and a spacious kitchen/diner fitted with a range of units. To the first floor are three bedrooms, together with a family bathroom. Externally, the property benefits from two off-road parking spaces to the front and an attractive rear garden with patio, lawn and raised decking, all enjoying open views across the surrounding fields.

Entrance & Hallway

A part-glazed entrance door opens into a welcoming hallway, finished with newly laid herringbone style flooring and providing access to the kitchen, lounge and ground floor cloakroom.





Kitchen

11'3" x 14'11" (3.45m x 4.57m)

The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless steel single drainer sink unit. Integrated appliances include a built-in electric oven and four-ring electric hob with extractor hood above, with further space provided for a fridge/freezer, washing machine and dishwasher. The room benefits from a front facing UPVC double glazed window, radiator and attractive herringbone style flooring, and offers ample space for a dining table.

Lounge

10'5" x 14'8" (3.20m x 4.49m)

A well proportioned reception room featuring rear facing UPVC double doors opening onto the garden, complemented by a rear facing UPVC double glazed window allowing for excellent natural light. The room further benefits from an under stairs storage cupboard, fitted carpet and radiator.

Downstairs w/c

The cloakroom benefits from a front-facing uPVC double glazed window with privacy glass and is fitted with a low-level WC, pedestal wash hand basin and radiator

Stairs and Landing

A carpeted staircase ascends from the hallway to a generous landing. The space feels open and airy, with doors leading to the bedrooms, bathroom, and loft access.

Bedroom One

13'5" x 7'6" (4.10m x 2.31m)

A charming double bedroom with rear facing UPVC double glazed window which enjoys charming views over open fields to the rear, radiator and fitted carpet.

Bedroom Two

7'9" x 12'1" (2.37m x 3.70m)

Another comfortable double bedroom with front facing UPVC double glazed window, radiator and fitted carpet.

Bedroom Three

8'4" x 5'11" (2.55m x 1.82m)

The smallest of the three bedrooms, currently utilised as a home office and offering a versatile space. The room features a front facing UPVC double-glazed window, radiator and fitted carpet.



Bathroom

The bathroom is fitted with a three piece suite comprising a panelled bath with mains-fed shower and glazed screen, pedestal wash hand basin and low level WC. The room benefits from a rear facing UPVC double glazed window with privacy glass, radiator and fully tiled walls.

External

To the front of the property are two designated parking spaces providing convenient off-road parking. The garden is a particular highlight, with a paved patio positioned immediately behind the property and accessed directly from the lounge. Steps rise to a lawned garden and raised decking area beyond, enjoying an open outlook across the surrounding fields. There is gated access to the front.

Disclaimer

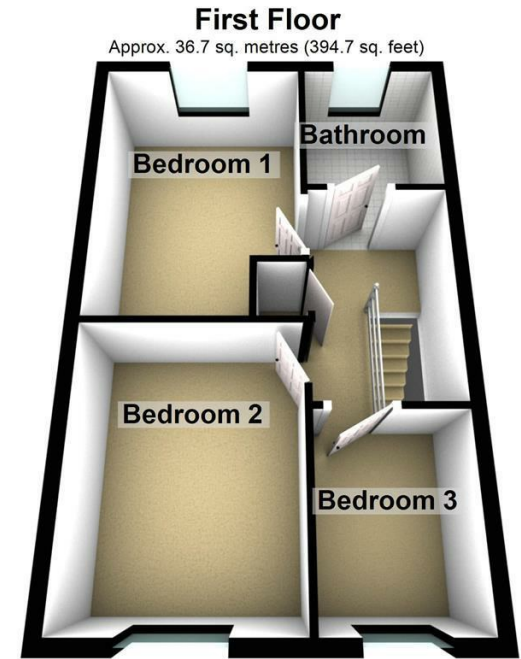
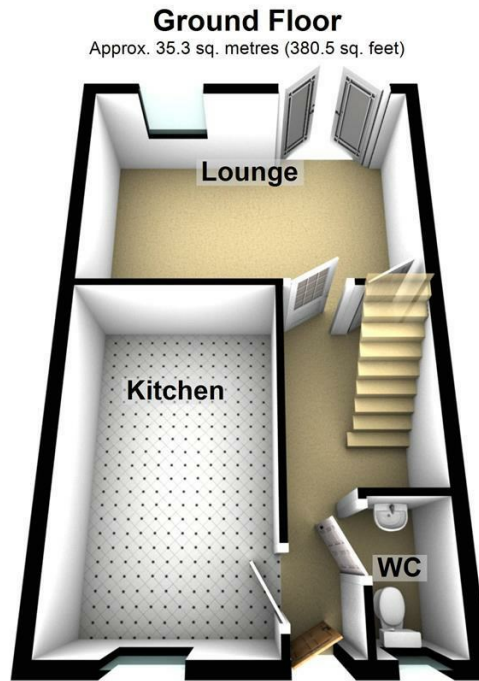
The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Total area: approx. 72.0 sq. metres (775.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

01978 504001
sales@rose-residential.co.uk