



**Plas Tirion Holway Road, Holywell,
Flintshire, CH8 7NN**

£249,999



EPC - null Council Tax Band - C Tenure - Freehold

Holway Road, Holywell

3 Bedrooms - House

Spacious Detached Three-Bedroom Home with Large Rear Garden and No Onward Chain

Situated on Holway Road in Holywell, this detached three-bedroom property offers an exciting opportunity for buyers seeking a home with great potential. Set on a generous 1/8th of an acre plot, the property benefits from a good size rear garden, providing plenty of outdoor space for relaxing, entertaining, or potential further development (subject to planning).

While the home would benefit from some modernisation, it offers a solid layout and fantastic scope to create a stylish, contemporary family residence. The property is vacant and available with no onward chain, allowing for a smooth and straightforward purchase process.

With its combination of space, potential, and a highly convenient location for the A55, this is a property is must-view!



Front Exterior

The front exterior presents a neat facade with a mix of cream rendering and red brick detailing. A paved pathway leads to the front door, with a small gravelled and planted garden area to the side.

Hallway

The hallway is welcoming and functional, featuring a practical layout that connects the various rooms of the home. It is well-presented, offering a neutral and inviting atmosphere that enhances the flow of the property. Natural light adds to the sense of space, creating an open and airy feel throughout this area.



Front Room

This spacious living room offers an inviting atmosphere, featuring a fireplace as the central focal point, complemented by built-in shelving and space for a television. Large windows fill the room with natural light and provide pleasant views outside.

Kitchen

The kitchen is well laid out, offering ample storage within a range of fitted units and work surfaces providing plenty of preparation space. It is equipped with modern appliances, including an integrated oven, gas hob, and extractor hood. Two windows allow for excellent natural light, and there is space for a small dining area, ideal for casual meals. The flooring is practical and easy to maintain, complementing the overall functionality of the space.



Bathroom

This bathroom is light and practical, featuring a walk-in shower with clear glass doors and tiled walls. A fitted vanity unit with an integrated basin sits below a frosted window that provides natural light while ensuring privacy.

Bedroom One

This room is a bright and well-proportioned double bedroom featuring a large window that allows plenty of natural light and offers pleasant views of the surrounding area. It includes fitted mirrored wardrobes providing generous storage space and helping to create a spacious feel.

Bedroom Two

This is a well-proportioned double bedroom with a large window allowing plenty of natural light and offering a pleasant outlook over the garden. Having ample space for bedroom furnishings. It provides a comfortable and peaceful setting, ideal as a main or guest bedroom.

Bedroom Three

This well-proportioned bedroom offers a comfortable and peaceful setting, featuring a large window that allows plenty of natural light to fill the space. The room provides ample space for essential furnishings and offers a pleasant view of the garden.

Living Room

The living room is a spacious and inviting area offering plenty of natural light through large windows that provide pleasant views of the garden. A feature fireplace creates a central focal point, adding character and warmth to the space. The generous layout allows for flexible furniture arrangements, making it an ideal setting for relaxing or entertaining.

Conservatory

This inviting conservatory is a bright and airy retreat, filled with natural light streaming through the transparent roof and numerous windows. It offers a peaceful setting to relax and enjoy views of the garden throughout the year. The flooring enhances the fresh, open feel, creating a welcoming atmosphere.

Rear Garden

The exterior rear view of the property reveals a brick-built home with an attached conservatory and steps leading up to a raised garden area. The side of the garden is bordered by fencing and mature planting, offering privacy. The outdoor space benefits from both paved patios and natural garden areas, suitable for outdoor activities and relaxation.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.