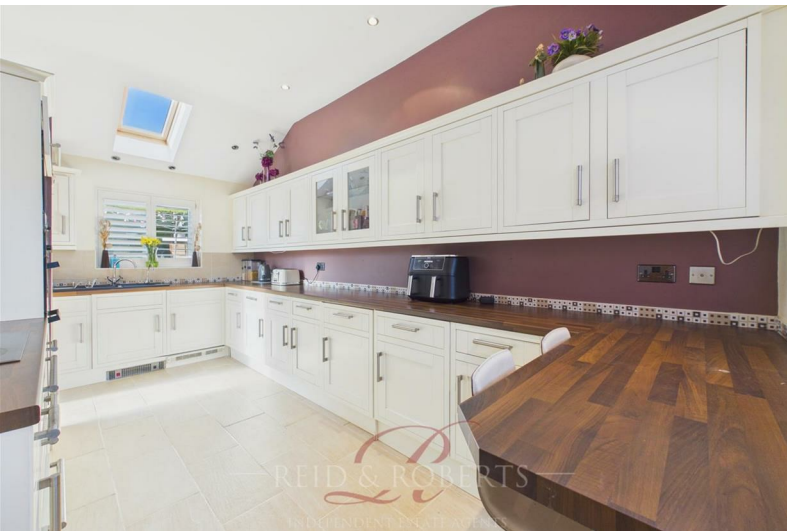




14 Bryn Aber

Holywell, CH8 7NZ

Offers In The Region Of £325,000



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Accommodation Comprises

Steps up to entrance door opens into:

Entrance Hall

A welcoming entrance hall creates a great first impression, providing space for coats and shoes while offering a practical introduction to the home. The area benefits from a radiator, socket and provides access to the downstairs W.C and the main reception hallway, leading through to the principal living areas of the property.

Downstairs W.C

The convenient ground floor W.C is fitted with a W.C and a wall-mounted pedestal sink with taps over and splashback. The room also benefits from a radiator and a double glazed window to the side elevation fitted with shutters.

Reception Hallway

The spacious reception hallway forms the central hub of the ground floor and provides access to the main living accommodation. It features a radiator, sockets, and two useful downstairs storage cupboards, offering excellent storage for everyday family living.

From here, doors lead into the living room, dining room, and the versatile office / fifth bedroom, while the staircase rises to the first-floor accommodation.

Living Room

The living room is a bright and generously sized space, ideal for relaxing or entertaining. It benefits from dual aspect double glazed windows to the front and rear elevations, both fitted with shutters, allowing plenty of natural light to flow through the room. The space also includes radiators, sockets, wall lighting and ample room for a range of living room furniture.

Office / Fifth Bedroom

Located on the ground floor, this versatile room can be used as a home office, playroom or even a fifth bedroom depending on individual needs. The room benefits from a double glazed window to the rear elevation with fitted shutters, along with a radiator and sockets.

Dining Room

The dining room offers a spacious and flexible area for family meals and entertaining guests. UPVC double glazed French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. The room also benefits from a radiator and sockets, with a door leading through to the kitchen / breakfast room.

Kitchen / Breakfast Room

The kitchen / breakfast room is a spacious and well-equipped room fitted with a range of wall and base units complemented by worktop surfaces, including an extended worktop creating a practical breakfast bar area. The kitchen includes a built-in double oven with microwave above, an electric hob with extractor fan, and a one-and-a-half bowl sink with drainer and swan neck mixer tap over. There are also integrated appliances including a washing machine, tumble dryer, dishwasher and under-counter fridge and freezer. The room features tiled flooring, splashback tiles, plinth heater, radiator and spotlights. Two double glazed windows to the front and rear elevations are fitted with shutters, while two Velux roof windows and allow natural light to flood the space. A UPVC door provides convenient access to the rear garden.

First Floor Accommodation

Turned staircase with a double glazed frosted window to the side elevation fitted with shutters leads to:

Landing

The landing provides loft access, sockets and doors leading to all four bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One

The main bedroom is a generous double room featuring fitted wardrobes with mirrored sliding doors, offering both hanging and shelving space. A large double glazed window to the rear elevation allows for plenty of natural light and is fitted with shutters. The room also benefits from a radiator and sockets.

Bedroom Two

Bedroom two is another well-proportioned double bedroom with a double glazed window to the front elevation fitted with shutters. The room also features a radiator, sockets and built-in wardrobes with mirrored sliding doors.

Bedroom Three

Bedroom three is a comfortable bedroom with a double glazed window to the front elevation with fitted shutters. The room benefits from built-in mirrored wardrobes, a radiator and sockets, as well as an additional storage area which could also be adapted to create further wardrobe space.

Bedroom Four

Bedroom four is the smallest of the four bedrooms but still a good-sized room, ideal as a bedroom, nursery or home office. It benefits from a double glazed window to the rear elevation with shutters, a radiator, sockets and a built-in wardrobe with mirrored sliding doors.

Modern Shower Room

The modern family bathroom is fitted with a stylish three-piece suite comprising of a back-to-wall W.C, a vanity unit with integrated sink and mixer tap with storage beneath, and a spacious walk-in shower with black framed shower screen and wall mounted mains rainfall shower with shower hand attachment. The room features fully tiled walls and flooring, a chrome heated towel rail radiator, spotlights, a PVC ceiling and a double glazed frosted window to the side elevation.

Garage

The property also benefits from an integral garage with an up and over door, light and power. The electric and gas meters are located here. The garage provides excellent storage space and includes built-in cupboards, worktop space, a wall-mounted boiler and fluorescent lighting. There is also a boarded storage area above, offering additional practical storage.

External

To the front of the property is a well maintained lawned garden which provides attractive kerb appeal, alongside the block paved driveway offering off-road parking for multiple vehicles. Paved path and steps lead to a paved side patio area, ideal for outdoor seating, which is enclosed by wood panel fencing and a wooden gate provides access to the rear garden.

Tel: 01352 711170

The rear garden is a private and well maintained south-facing space which enjoys sunshine throughout the day and is not overlooked. It is designed to be both attractive and relatively low maintenance, featuring an Indian stone paved patio area which is perfect for outdoor furniture and alfresco dining. The garden also includes a slightly raised lawned area creating a second tier, along with mature hedging, shrubs and wood panelled fencing which enhance the sense of privacy.

EPC RATING - C

COUNCIL TAX BAND - F

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.

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.

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.

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.

LOANS

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

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.

MONEY LAUNDERING REGULATIONS

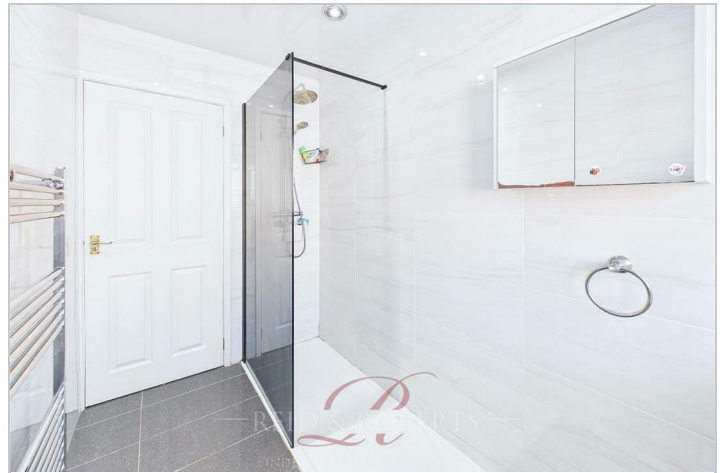
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



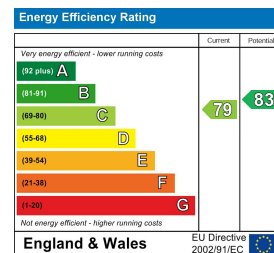
Floor Plan



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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