



3 John Henry Court Pen-Y-Maes Road

Holywell, CH8 7BD

Offers Over £160,000



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Accommodation Comprises

Step up through the wood-effect UPVC front door.

Entrance Porch

A welcoming entrance porch with attractive wood-effect laminate flooring, which continues seamlessly throughout the ground floor, creating a cohesive sense of flow and continuity and a useful UPVC double-glazed window to the front elevation and ceiling light, providing plenty of light. Here you'll also find the gas meter and fuse box, with a wooden door with glazed glass insets opening into the hall.

Hall

Entering via a wooden door with glazed glass insets, the space features wood-effect laminate flooring, a smoke alarm, ceiling light and a staircase rising to the first floor accommodation. A matching wooden door with glazed glass insets flows into the living room for further access into the rest of the ground floor living accommodation.

Living/Dining Area

The living room is bright and inviting, creating a comfortable and versatile space. With a large UPVC double-glazed window peacefully framing the front garden, the inset electric fire creates a focal point for the room, with finishes including a continuity of wood-effect laminate flooring, power points, ceiling light, panelled radiator and space for a dining table and additional furniture.

A wooden door with glazed glass insets flows nicely into the:

Kitchen

Extensive range of modern matching wall, base and drawer units, with work surfaces and coordinating upstands, providing excellent preparation and storage space, whilst also neatly housing the Worcester boiler. A one-and-a-half bowl sink with a drainer and swan neck mixer tap over sits beneath a UPVC double-glazed window looking out onto the rear garden. Quality integrated appliances include a 'Lamona' Induction hob with a sleek black angled extractor hood above and glass splashback, a 'Lamona' oven with a second oven/grill above and microwave, dishwasher, washing machine, dryer and fridge/freezer.

The space is finished with spotlights, wood-effect laminate flooring, a wall-mounted vertical radiator, power points and a useful under-stair storage cupboard, with space for a small dining table. UPVC French doors provide access out to the rear garden, enjoying seamless indoor-outdoor living.

First Floor Accommodation

Landing

Having a ceiling light and smoke alarm, the landing provides direct access to three bedrooms and shower room.

Bedroom One

A spacious main double bedroom offering a cosy retreat to unwind. With two UPVC double-glazed windows to the front elevation offering ample natural light, the room additionally benefits from a dressing area space, a panelled radiator, power points, ceiling light and ample space for bedroom furniture.

Bedroom Two

Positioned at the rear of the property, the second bedroom is a generously proportioned and light-filled space, enhanced by a UPVC double-glazed window, creating a bright and airy atmosphere. This bedroom can comfortably accommodate a double bed and is equally well-suited as a guest room or home office, suiting a variety of lifestyles. Finishes include a panelled radiator, ceiling light and power points, ensuring comfort and convenience.

Bedroom Three

Currently utilised as a single bedroom, the space offers excellent flexibility to suit a variety of requirements including a home office, nursery, or dressing room, making it a valuable addition to the accommodation. Benefitting from a UPVC double-glazed window to the rear elevation, the room enjoys plenty of natural light, alongside power points and a ceiling light.

Shower Room

This modern white three-piece shower room comprises a W.C, vanity sink with a mixer tap and storage beneath, and a marble-effect PVC panelled walk-in mains-powered shower, rainfall shower head, adjustable handset above and glass screen. The space is finished with partially PVC panelled walls for easy cleaning, a wall-mounted heated towel rail, wall-mounted LED mirror, extractor fan, spotlights, wood-effect laminate flooring, a wall-mounted storage cabinet and loft access.

External

An attractive and low-maintenance front garden bordered by mature hedges to the front for increased privacy, and wooden fence panels to either side. Predominantly laid to decorative gravel, with steps down to a paved patio area and the entrance porch. The property benefits from an appealing brick-built frontage with wood-effect double-glazed windows and outdoor sockets, creating an inviting first impression and versatile use.

The rear garden is also low-maintenance, consisting of multiple artificial lawn areas, ideal for outdoor seating, with a paved path leading to off-road parking for the property. The garden is bordered by wooden fence panels, ensuring privacy at the rear.

Garage

Located at the rear, with an up-and-over door, the garage is an ideal space for additional off-road parking or storage solutions.

COUNCIL TAX BAND C

Tel: 01352 711170

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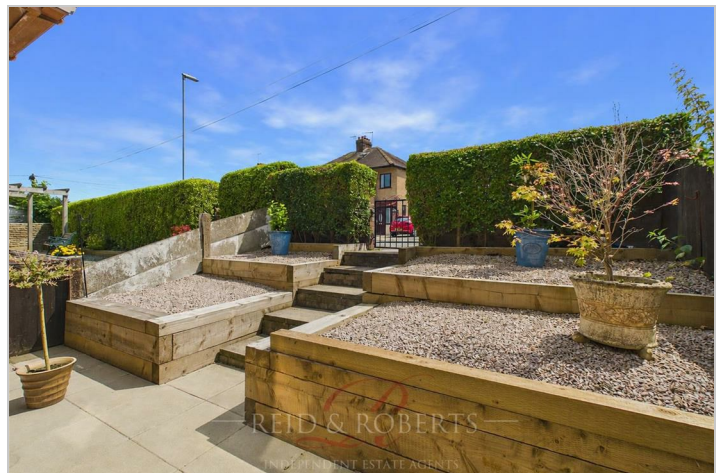
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TENURE

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



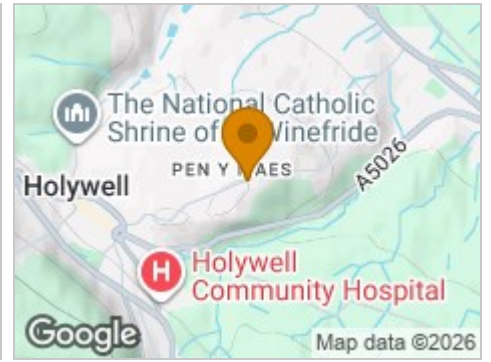
Road Map



Hybrid Map



Terrain Map



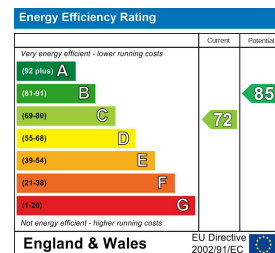
Floor Plan



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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