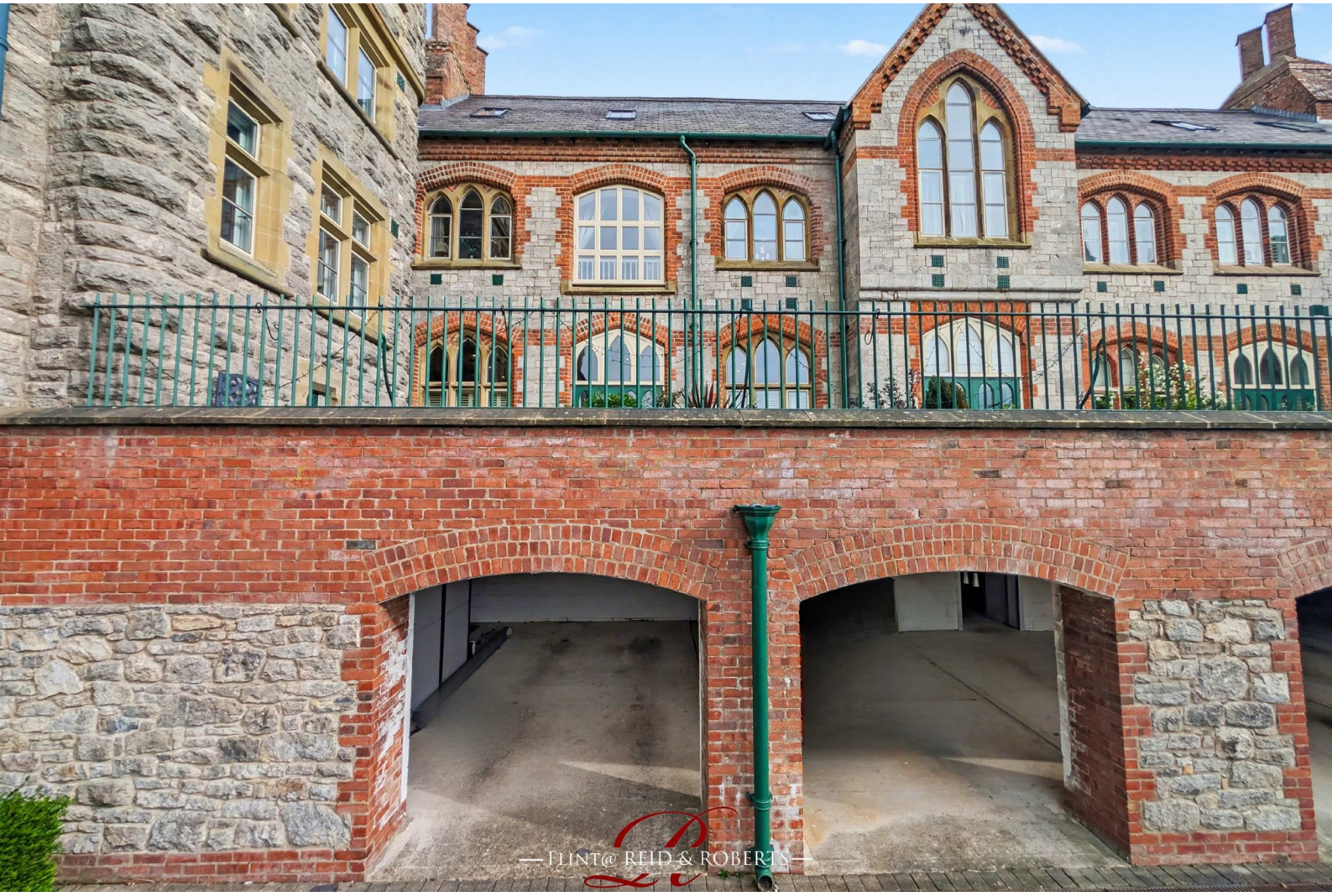
Reid & McGlade

PROPERTY GROUP



4 Monastery Road

Pantasaph, Holywell, CH8 8PN

Offers In Excess Of £305,000

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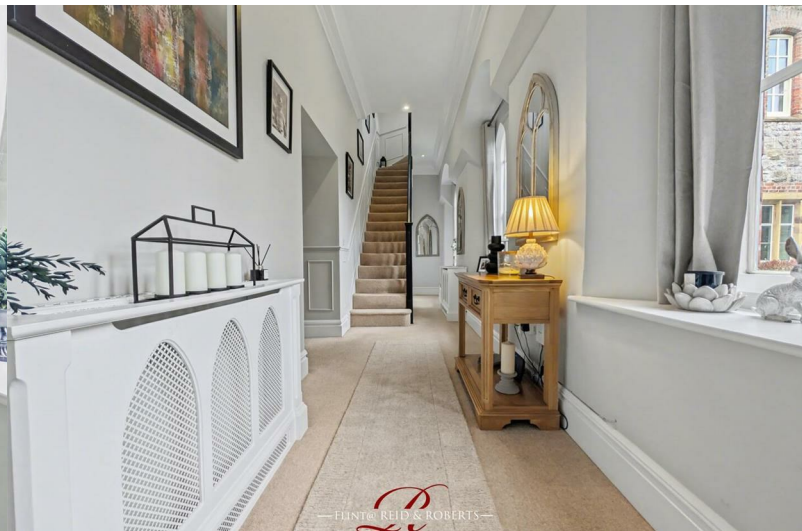

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Accommodation Comprising:
A light and welcoming communal hallway with arched double glazed windows to the front elevation overlooking the scenic courtyard to the front, Double Glazed door to the front elevation, stairs to undercroft.

Entrance Hall:
Three Large arched double glazed windows, church style windows to the front elevation, recessed lighting, staircase to the first floor, understairs storage cupboard, alarm control panel and wall mounted video intercom system.

Cloakroom/W.C
Pedestal wash hand basin with mixer tap, low level flush w.c, wall mounted electric heater, herringbone effect vinyl flooring.

Open Plan Lounge/Kitchen
The spacious and well-appointed kitchen features a bespoke shaker style cabinetry in a sage matte finish, complemented by wood effect worktops. The layout includes a central island with integrated electric four ring hob, electric oven positioned beneath a contemporary stainless steel extractor, cupboard and drawer storage and breakfast bar seating. Inset ceramic sink and drainer with brushed brass mixer tap over, recessed spotlights, two pendant lights, wood effect laminate flooring, and built in electric heater.
Integrated appliances are to include fridge, freezer, washing machine and dishwasher. A large window provides ample light with plantation shutters, with a bench style seating area.

Continuing through to the Lounge/Dining area the large arched windows fitted with plantation shutters and double doors allow an abundance of natural light and access to the outside private patio. Two wall mounted electric storage heaters, electric fire with fire surround and two alcoves to either side, the wood effect laminate flooring continues throughout the room, and comfortably accommodates multiple sofa's and family size dining table.

First floor accommodation:
Stairs leading to the split level landing, featuring four feature windows overlooking the front elevation, cornice ceiling, step up to extended landing, door into:

Family Bathroom:
Featuring a panelled bath, semi recessed wash hand basin with storage beneath, back to the wall w.c with concealed cistern and fixed mirrors and shelving above, wall mounted electric heater, recessed lighting, herringbone effect vinyl flooring and two feature frosted windows.

Extended landing:
Two storage cupboards, stairs leading to second floor accommodation, doors into:

Bedroom One:
The master bedroom provides ample space and light benefitting from two arched double glazed feature windows overlooking the rear, recessed lighting, free standing fireplace suite, wall mounted electric heater, door into:

En-suite shower room:
Modern suite comprising of a large raised and tiled shower enclosure with glazed screens, semi recessed wash hand basin with mixer tap over, w.c with concealed cistern and fixed mirrors and shelving above, herringbone effect vinyl flooring, extractor fan and recessed spotlights.

Bedroom Three:
Three double glazed arched windows overlooking the rear elevation, recessed spotlights, wall mounted electric heater.

Second Floor Accommodation:
Stairs leading up to a small landing area with Velux window, self closing fire door into:

Bedroom Two:
Spacious bedroom featuring two Velux windows with fitted blinds, recessed ceiling lights, door into:

En-suite shower room:
Comprising a fully tiled spacious glazed shower cubicle with wall mounted electric shower, semi recessed wash hand basin with cupboards, back to the wall w.c with concealed cistern, wall mounted electric towel heater, and electric fan heater, extractor fan, herringbone effect vinyl flooring, Velux window with fitted blind.

Double Garage:
Open front undercroft/garage providing parking for two vehicles located underneath the patio. Additional parking for two vehicles can be used in front of the undercroft. The internal secure staircase provides access up to the communal hallway.
Communal bin storage room and electricity meter room.

Outisde:
The front of the property is approached via wrought iron gates opening into the well maintained communal courtyard, a pathway leads to the main door into the communal hallway provided with an intercom system.

A spacious south facing private terrace patio with low walling and railings provides access into the Lounge/Kitchen via double doors and overlooks the rear courtyard with a central feature fountain and communal gardens.

Tel: 01352 762300

Leasehold Fee's:
Years Remaining: 975
Ground Rent: £150 Per Year
Service Charge: £275 Per Month

Making An Offer
TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours
Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm
Saturday 9am - 4pm

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To Arrange A Viewing
Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:
The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice
Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

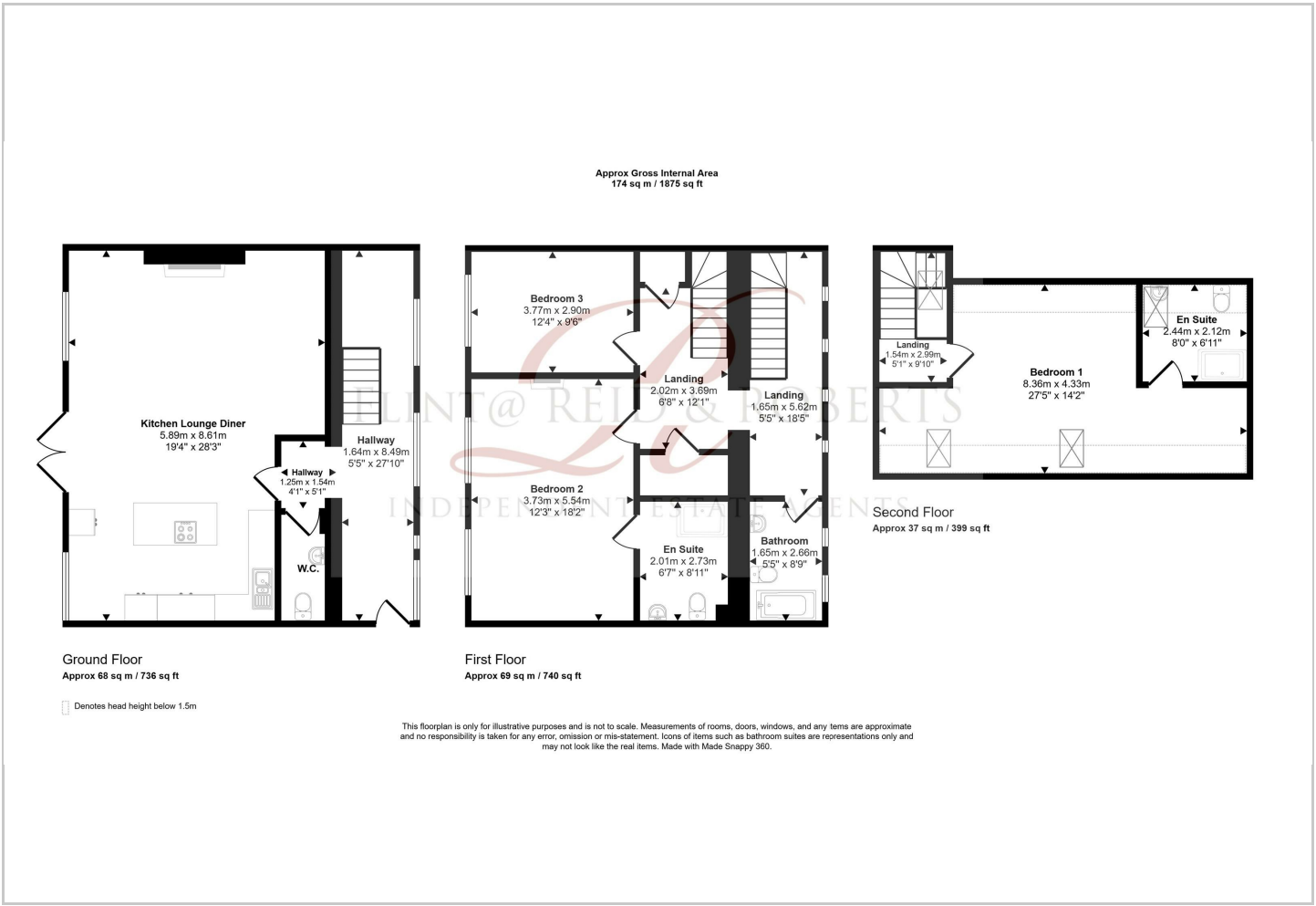
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOANS SECURED ON IT.

Road Map

Hybrid Map

Terrain Map

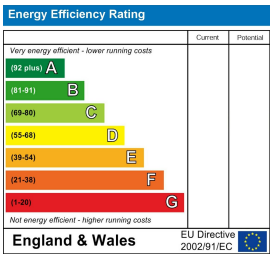
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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Tel: 01352 762300 Email: sales@reidandmcglade.com