



81 Pen Y Maes Gardens

Holywell, CH8 7BW

Offers Around £135,000



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Accommodation Comprises

The property is approached through double wrought-iron gates opening onto a driveway providing off-road parking, alongside an easy-maintenance gravelled front garden complemented by established hedging and shrubs. Gated side access provides a convenient route to the rear garden, while a step rises into the Vestibule.

Vestibule

Step up to UPVC entrance door opens into the main Hallway.

Hallway

A welcoming and practical Entrance Hall providing access to all three Reception Rooms and offering an excellent amount of useful storage. There are two understairs storage cupboards, one housing the meters and the other the gas boiler with a further storage cupboard providing useful space for coats, shoes and everyday household items. Wood panelled walls, a UPVC double glazed window to the side elevation allows in natural light and stairs rise to the First Floor accommodation.

Living Room

A well-proportioned room with a UPVC double glazed window overlooking the front elevation and allowing plenty of natural light into the space. A gas fire provides a central focal point to the room, with radiator and power points. Offering good proportions, this room has plenty of potential to create a comfortable and inviting family living space.

Reception Room Two

A versatile second Reception Room positioned towards the rear of the property, featuring a UPVC double glazed window overlooking the garden. A fireplace creates a traditional focal point, while a radiator and power points complete the room. Ideal as an additional Sitting Room, Snug, Playroom or Home Office depending on the needs of the new owner.

Dining Area

The third Reception Room provides excellent additional living space and would work particularly well as a dedicated Dining Room. A UPVC double glazed window to the side elevation provides natural light, with radiator and power points. Double doors open directly into the Kitchen, creating a sociable flow between the two spaces.

Kitchen

Fitted with a range of wall and base units complemented by worktop surfaces and tiled splashbacks. There is a 1 and a half sink and drainer, space for a freestanding oven, plumbing and space for a washing machine, extractor fan and power points. UPVC double glazed windows to both the side and rear elevations provide plenty of natural light, tiled flooring and an external door provides direct access to the side of the property and onwards into the rear garden.

First Floor Accommodation

Landing

The Landing provides access to all Three Bedrooms and the Shower Room, with a frosted UPVC double glazed window to the side elevation bringing natural light onto the staircase. Further features include loft access, smoke alarm and decorative wall panelling.

Bedroom One

A particularly spacious Main Bedroom positioned to the front of the property, with a UPVC double glazed window providing plenty of natural light. There is ample space for a range of freestanding bedroom furniture, together with radiator and power points.

Bedroom Two

Another generously proportioned double bedroom positioned to the rear of the property. A UPVC double glazed window to the rear elevation takes advantage of the pleasant views towards neighbouring fields as well as having a radiator and power points.

Bedroom Three

A useful third bedroom featuring a UPVC double glazed window to the front elevation, wood-effect laminate flooring, radiator and power points. A versatile room which would make an ideal Single Bedroom, Nursery, Dressing Room or dedicated Home Office.

Shower Room

A modern-style shower room fitted with a three-piece suite comprising a corner shower enclosure with mains-powered shower, W.C. (requires a flush valve) and an integrated wash hand basin set within a fitted vanity arrangement. Extensive cabinetry and worktop space provide excellent bathroom storage, complemented by decorative PVC wall panelling. A frosted UPVC double glazed window to the side elevation provides natural light and privacy, with a radiator completing the room.

External

The front of the property is approached through double wrought-iron gates opening onto a driveway providing off-road parking. Alongside the driveway is a low-maintenance gravelled garden area with established hedging and shrubs, providing greenery and gated side access provides a convenient route to the rear garden.

To the rear is a good-sized enclosed garden offering plenty of scope for a new owner to landscape and personalise the outside space. The garden currently features paved areas providing space for outdoor seating and entertaining, together with a useful garden shed and bound by wood panelled fencing.

Location

Pen Y Maes Gardens is conveniently positioned within the popular market town of Holywell, offering an appealing balance between everyday convenience and access to the surrounding North Wales countryside.

Holywell town centre provides a good selection of shops, supermarkets, cafés, schools and everyday services, making the property well placed for families and those wanting amenities within easy reach. The surrounding area also offers plenty of opportunities to enjoy the North Wales countryside and coastline.

For commuters, the location is particularly convenient for access to the A55 North Wales Expressway, providing straightforward road connections towards Mold, Chester and the wider North Wales region, as well as linking with the wider motorway network. Nearby towns including Flint and Prestatyn provide further

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shopping, leisure and transport facilities, with railway connections available for travel further afield.

With its combination of local amenities, countryside surroundings and useful transport links, the property is well positioned for both everyday family life and commuting.

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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.

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.

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Road Map



Hybrid Map



Terrain Map



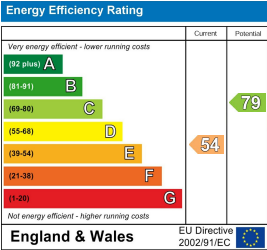
Floor Plan



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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