



## 17 Maes Lygan

Pentre Halkyn, Holywell, CH8 8JD

Offers In The Region Of £170,000





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## Accommodation Comprises

A UPVC door with a frosted glass inset welcomes you into the property.

## Entrance Hall

The bright entrance hall provides access to all ground floor living accommodation and stairs to the first floor accommodation. Tiled flooring, ceiling light, panelled radiator, a UPVC double-glazed window to the side elevation and two useful under-stair cupboards, one currently used as a pantry complete the space.

## Living Room

The focal point of the living room, situated at the front of the property is the stone fireplace surround and tiled hearth. A large UPVC double-glazed window to the front elevation provides ample natural light into the space. The room further offers space for furniture, a ceiling light, power points and a panelled radiator.

## Kitchen/Diner

A spacious kitchen/diner housing wall, drawer and base units with a complementary worktop surface and tiled splashback. There is a stainless steel sink and space for a cooker, with an extractor hood above and a small dining table. Tiled flooring allows for easy maintenance, with finishes including a UPVC double-glazed window and French doors to the rear elevation, fluorescent strip light, power points and a panelled radiator.

## Second Kitchen/ Utility Area

Utilised as a second kitchen/utility area housing a continuity of wall units. There is a stainless steel sink with a mixer tap and drainer, with ample space for under-counter appliances. The space is completed with tiled flooring, tiled splashback, UPVC double-glazed windows to the side elevation, ceiling lights, power points and a panelled radiator.

A door leads into the downstairs shower room whilst a UPVC door to the side elevation provides external access.

## Shower Room

Three-piece suite comprising a W.C, pedestal sink with taps and an electric corner shower cubicle. Finishes include

fully-tiled walls, tiled flooring, ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the side elevation.

## First Floor Accommodation

### Landing

The landing provides access to three bedrooms and shower room, complete with loft access, ceiling light and smoke alarm.

### Bedroom One

The main bedroom located at the front of the property, is generously-sized, allowing for plenty of room for a double bed and additional furniture. A large UPVC double-glazed window provides natural light as well as a panelled radiator, ceiling light and power points. The room houses a feature fireplace and a built-in cupboard which can be utilised as a wardrobe or extra storage solutions.

### Bedroom Two

Situated at the rear of the property, this spacious second double bedroom benefits from a large UPVC double-glazed window. Complete with a built-in storage cupboard, ceiling light, panelled radiator and power points, it offers ample space to comfortably accommodate a variety of bedroom furniture.

### Bedroom Three

Ideal as a nursery or home office, the third bedroom faces the front and enjoys plenty of natural light through its UPVC double-glazed window. The room features a ceiling light, panelled radiator and power points.

### Shower Room

Three-piece suite comprising a W.C, pedestal sink with taps and an electric shower. Finishes include fully-tiled walls, vinyl flooring, ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the rear elevation.

### Garage

A useful brick-built garage practical for additional storage solutions. A UPVC double-glazed window to the side elevation and a light complete the space.

### External

The property is approached via a gate leading into the lawned front garden. Bordered by mature hedges and wooden fence panels, a gravelled pathway leads to the front door and side gate for direct access into the rear garden.

To the rear, the garden is mainly laid-to-lawn and enclosed by wooden fence panels and mature hedges, with a path to the side that leads to the garage and side gate. A decked area with a Perspex covering is currently used for additional storage needs, with potential for garden furniture in the warmer seasons.

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

### MONEY LAUNDERING REGULATIONS

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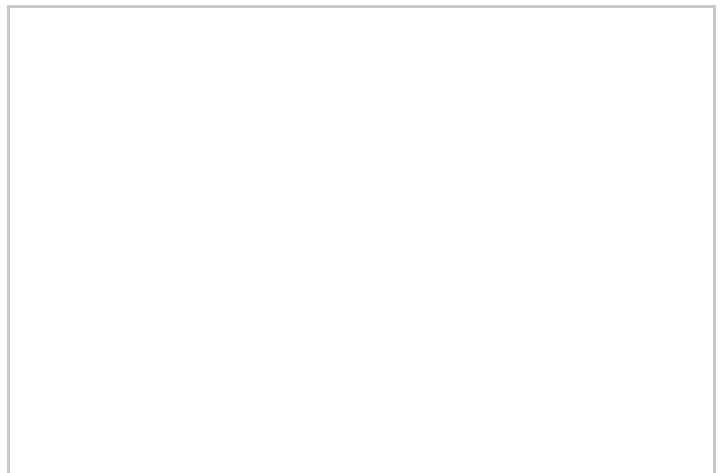
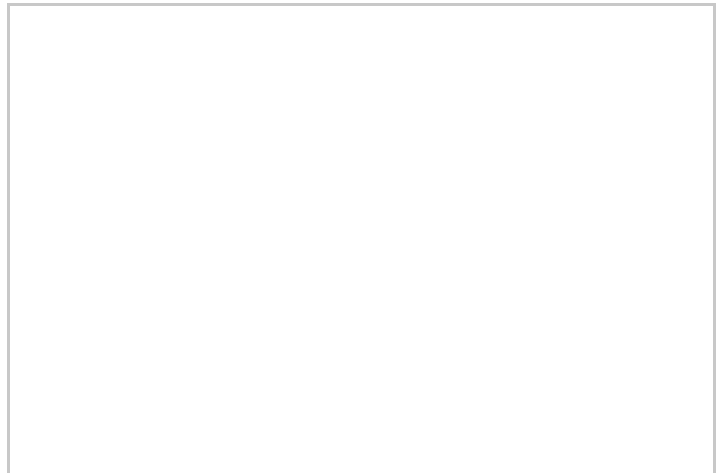
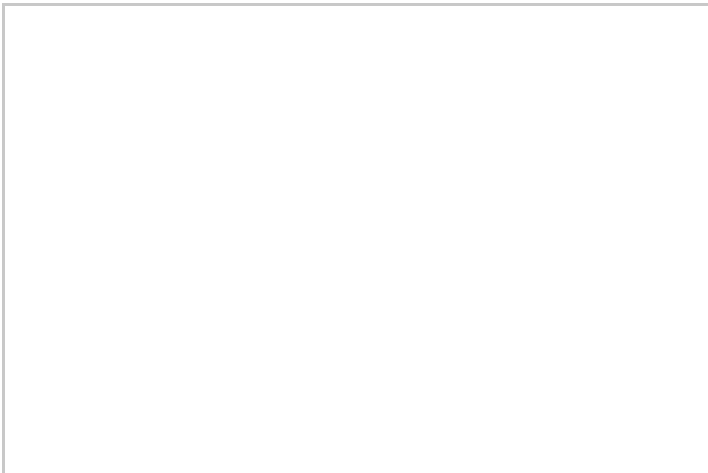
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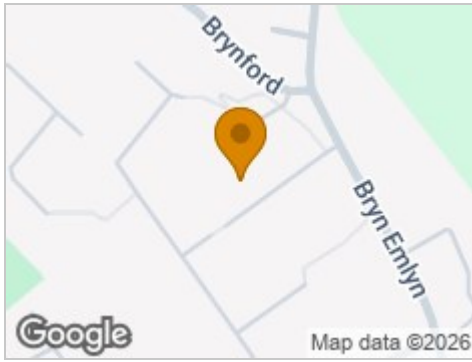
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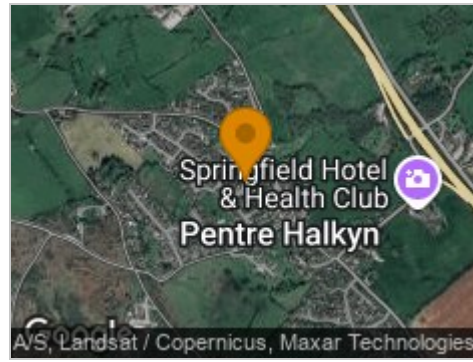
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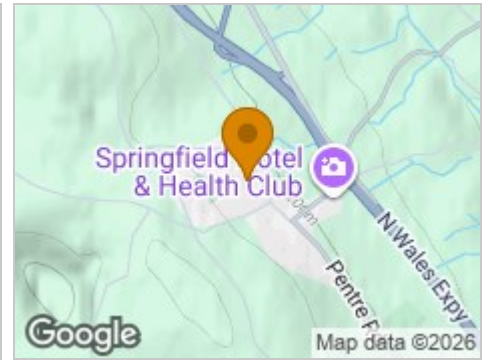
## Road Map



## Hybrid Map



## Terrain Map



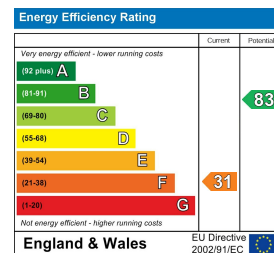
## Floor Plan



## 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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