



## 2 Llesty Gardens

Holywell, CH8 7FL

Offers Over £235,000



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## Accommodation Comprises

A step up to the composite front door provides access to the property.

### Entrance Hall

Featuring a panelled radiator, ceiling light, built-in sprinkler system, smoke alarm and a storage cupboard with shelving housing the fuse board, ideal for neatly hanging coats and storing shoes.

A door leads into the living room, whilst stairs provide access to the first floor accommodation.

### Living Room

The living room benefits from an abundance of natural light through its UPVC double-glazed window positioned at the front elevation. The room is equipped with a panelled radiator, power points, ceiling light and built-in sprinkler system, making it a comfortable and inviting place to relax or entertain.

### Inner Hall

Providing access to the kitchen/diner, downstairs W.C. and a generous under-stair storage cupboard.

### Kitchen / Diner

A modern and well-appointed open-plan space, perfect for family living and entertaining.

The kitchen houses a range of sleek wall and base units with soft-close drawers with a complimentary wood-effect worktop surface over. Integrated appliances include a slimline dishwasher, fridge freezer and oven with a Lamona four-ring induction hob and extractor hood above. A one-and-a-half-bowl stainless steel sink with a swan neck mixer tap and drainer sits beneath a large UPVC double-glazed window, framing views of the rear garden, whilst the wall-mounted boiler is neatly concealed. The space is completed with wood-effect laminate flooring, spotlights, power points, smoke alarm and sprinkler system, with space for a washing machine.

The dining area benefits from a panelled radiator, a ceiling light and UPVC double-glazed French doors opening out to the rear garden, ideal for seamless indoor outdoor living.

### Downstairs W.C

A convenient downstairs W.C comprises of a W.C and pedestal sink with a mixer tap over and tiled splashback. The room is complete with wood-effect laminate flooring, a panelled radiator, extractor fan, ceiling light and a UPVC double-glazed frosted window to the side elevation.

### First Floor Accommodation

#### Landing

A spacious landing area with doors leading to all bedrooms and family bathroom. Includes a practical storage cupboard with shelving, loft access, ceiling light and sprinkler system.

#### Bedroom One

A spacious double bedroom offering a cosy retreat to unwind. With two UPVC double-glazed windows to the front elevation offering lovely views towards the Dee Estuary and beyond, the room additionally benefits from a dressing area space, a panelled radiator, power points, ceiling light and built-in sprinkler system.

#### Bedroom Two

A comfortable second double bedroom with UPVC double-glazed window to the rear elevation, a panelled radiator, ceiling light and ample space for additional furnishings.

#### Bedroom Three

Currently used as a dressing room, this versatile space could accommodate a single bed or serve as a home office. A UPVC double-glazed window to the rear elevation overlooks the garden, whilst the space is complete with a panelled radiator, power points and ceiling light.

#### Bathroom

A modern three-piece suite comprising of a W.C, pedestal sink with mixer tap over and tiled splashback. Tiled panelled bath with a wall-mounted mains-powered shower with a rainfall head over and adjustable handset and shower screen. Partially tiled walls, wood-effect laminate flooring, a wall-mounted chrome heated towel rail, spotlights, extractor fan and a UPVC double-glazed frosted window to the side elevation, ensuring privacy and natural light complete this space.

### External

The front, the property offers kerb appeal whilst maintaining minimal upkeep. Approached via a tarmac driveway providing "off-road" parking suitable for two vehicles, a step up leads to the front door, with a pathway providing direct access to the rear garden.

To the rear of the property you will find a low maintenance mainly laid to lawn garden with a paved patio area. A paved path to the side provides access to the front of the property. Completely bordered by wood panelled fencing, the garden is enclosed and ensures privacy all-round.

### COUNCIL TAX BAND D

### 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

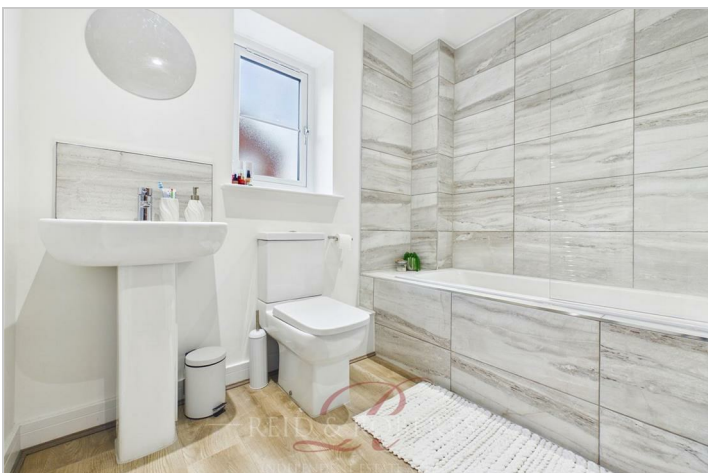
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

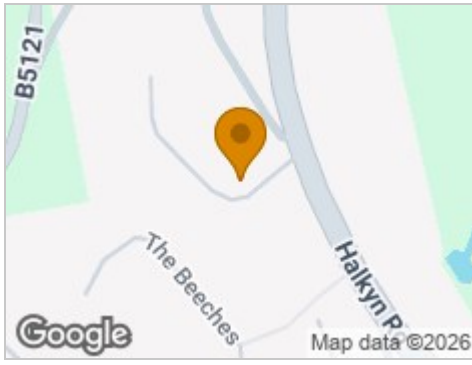
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



## Road Map



## Hybrid Map



## Terrain Map



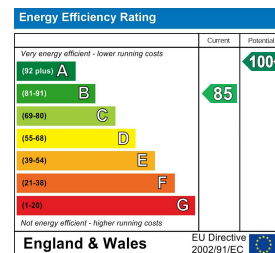
## Floor Plan



## 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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