



## 20 Bryn Felin

Pentre Halkyn, Holywell, CH8 8JU

Offers In The Region Of £185,000





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### Accommodation Comprises

A UPVC door with frosted glazed insets opens into:

#### Living Room

The spacious living room features wood-effect laminate flooring, a panelled radiator, ceiling light, power points, smoke alarm and UPVC double-glazed windows to the front and side elevation providing ample natural light.

A door from here leads to the kitchen/diner and stairs rise to the first floor accommodation.

#### Kitchen/Diner

The kitchen/diner is fitted with a range of wall, base and drawer units complemented by worktop surfaces and a tiled splashback. Including a stainless steel sink with drainer and mixer tap above, there is space for a freestanding cooker and washing machine. Finishes include the boiler and fuse board, a panelled radiator, ceiling light, smoke alarm, power points, tiled flooring and space for a small dining table. A UPVC double-glazed window to the rear elevation provides natural light and views of the garden whilst a UPVC door with a frosted glazed inset to the side elevation provides direct access to the rear garden.

#### First Floor Accommodation

##### Landing

Having loft access, ceiling light, smoke alarm, a power point and a UPVC double-glazed window to the side elevation, the landing offers access to the two bedrooms and bathroom.

##### Bedroom One

Situated to the front of the property, the main double bedroom is generously proportioned, enhanced by dual UPVC double-glazed windows which create a bright and airy atmosphere. The room further benefits from two panelled radiators, two ceiling lights, power points and ample space for additional furniture.

##### Bedroom Two

A generous second double bedroom situated at the rear of the property. A UPVC double-glazed window provides ample natural light, enhanced by a ceiling light, with practical features

including a panelled radiator and power points. A storage cupboard with a hanging rail and shelving can be conveniently transformed into a wardrobe.

#### Bathroom

The three-piece suite comprises a low flush W.C, pedestal sink with taps and a panelled bath with a mixer tap and a wall-mounted electric shower with an adjustable head attachment above.

Additional features of the room include tile-effect vinyl flooring and fully-tiled walls for easy cleaning, ceiling light, extractor fan, wall-mounted heated chrome towel rail and a UPVC double-glazed frosted window to the rear elevation, ensuring privacy whilst maintaining natural light.

#### External

To the front, the property enjoys an open aspect with a lawned garden complemented by a variety of mature shrubs and established planting, creating an attractive approach. A paved pathway leads to the front entrance, further leading to the side gate for access into the rear garden, and down to the off-road parking which is suitable for multiple vehicles.

The rear garden is a generous size, consisting of a decked area, artificial lawn and a further paved patio, all bordered by wooden fence panels to create an enclosed space. Although in need of improvement, it presents a fantastic opportunity for the new owner to personalise to suit their needs and style. A side gate provides convenient access to the front of the property.

#### COUNCIL TAX BAND C

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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.

### **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.

### **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.

### **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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### **TENURE**

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



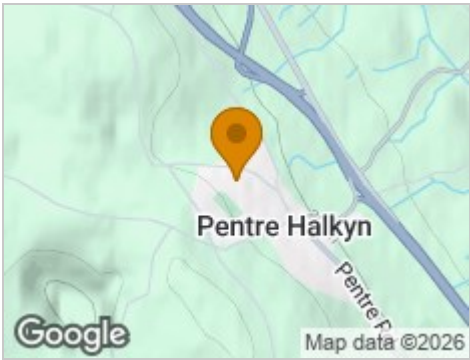
Road Map



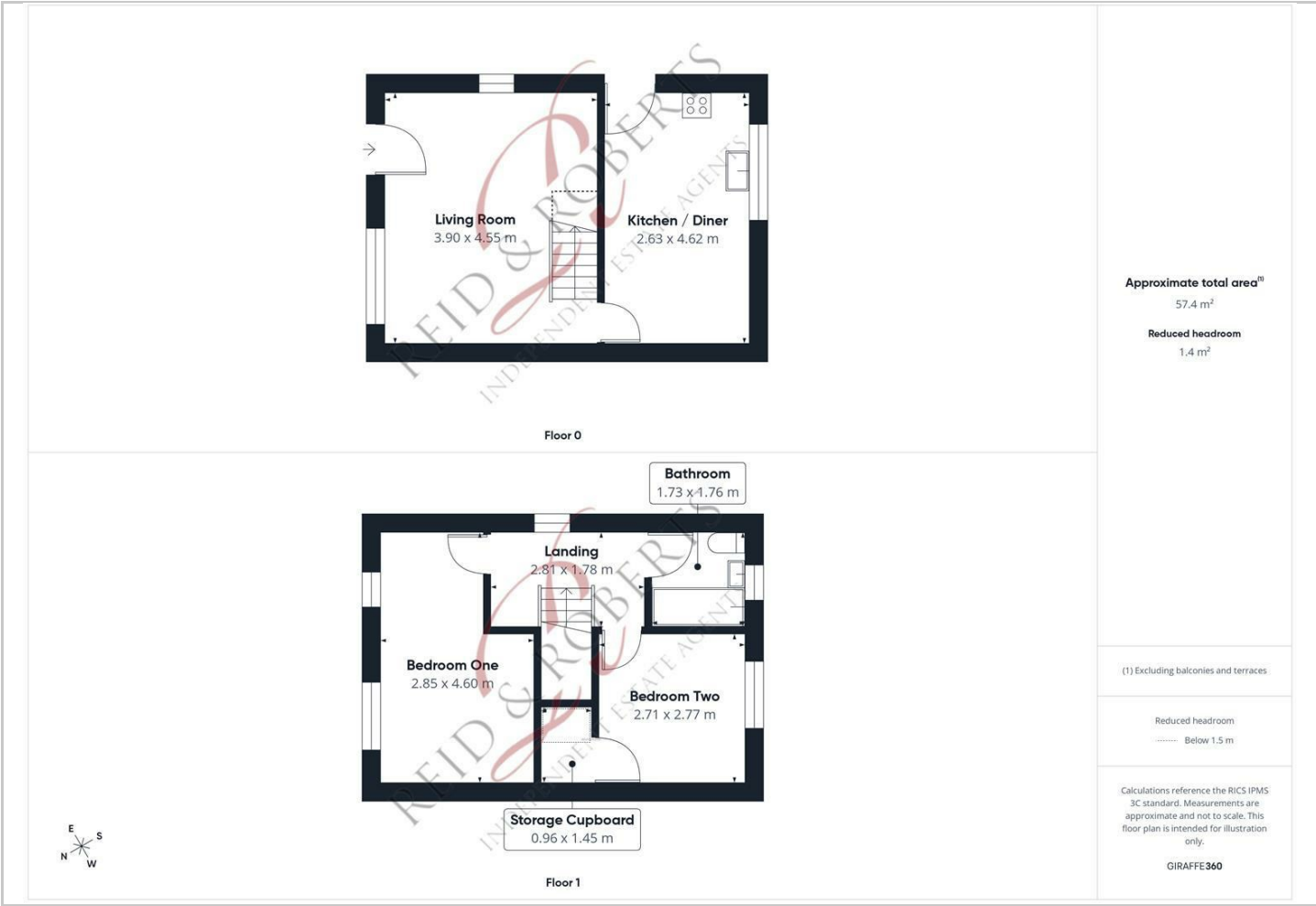
Hybrid Map



Terrain Map



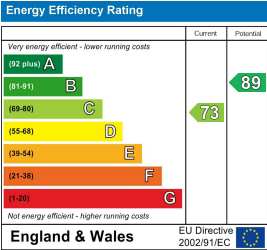
Floor Plan



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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