



## 17 Park Drive

Carmel, Holywell, CH8 7DH

Offers Over £170,000



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## Accommodation Comprises

Steps down to a UPVC door with a frosted glass inset provides access into the property.

## Entrance Hall

The spacious entrance hall provides direct access to all rooms, finished with a panelled radiator, power points, loft access and houses the fuse box.

## Living Room

An inviting and cosy room to unwind with an electric fire and mantel. The space is filled with natural light via the large UPVC double-glazed bay window to the front elevation, and is complete with power points, ceiling light and a panelled radiator.

## Kitchen

The kitchen is spacious and functional, housing wooden wall, drawer and base units with a complementary worktop surface. The space comprises a stainless steel sink with a swan-neck mixer tap and drainer, an integrated oven with a four-ring gas hob and extractor hood over and ample space for appliances including a fridge freezer, washing machine and dishwasher. Finishing features include vinyl flooring, spotlights, power points and UPVC double-glazed French doors opening onto the patio area for seamless indoor outdoor living.

## Bedroom One

A versatile space currently used as the main bedroom to relax and unwind. Benefiting from a UPVC double-glazed window to the side elevation, the room is filled with natural light. Finishes include power points and ceiling light.

## Bedroom Two

Currently used as a home office, this space can be utilised for a variety of lifestyle needs including an additional bedroom, home office or dining room. Features include a panelled radiator, power points, ceiling light and a large UPVC double-glazed window to the front elevation.

## Bedroom Three

Situated at the rear of the property with a UPVC double-glazed window to the side elevation, the space is can be used as a third bedroom, dressing room or home office. Finishes of the room include a panelled radiator, power points and ceiling light.

## Bathroom

A bright three-piece suite comprising a pedestal sink with taps, corner W.C and a panelled bath with a wall-mounted mains powered shower with an adjustable headset over and shower screen. Fully-tiled walls and vinyl flooring maintain easy cleaning, whilst a UPVC double-glazed frosted window to the rear elevation ensures natural light and privacy. Finishes of the space include spotlights and a panelled radiator.

## External

Set on a generous plot, the property is approached via a decorative gate with steps and pathway leading to the front door. The front garden is designed for low-maintenance with a combination of decorative gravel and tiered planters, offering space to make your own or for further landscaping. Wood panelled fencing provides privacy from the neighbours whilst a brick wall offers a walkway to the rear garden and off-road parking. The off-road parking is approached from the kerb, with ample space for multiple vehicles, closed off with fencing for additional security.

To the rear, you will find an expansive lawn and large paved patio area with attractive views towards the Dee Estuary and beyond, ideal for entertaining guests or garden enthusiasts..

## Location

The peaceful and charming village of Carmel offers a relaxed, rural lifestyle whilst remaining well-connected to nearby towns and wider amenities. Known for its strong community feel, the village offers scenic views and country

walks, whilst benefiting from a local school, church and village hall. There is easy access to the A55 for road links to nearby market town of Mold, Chester, or further afield for commuters.

### COUNCIL TAX BAND C

### 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.

### 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.

### 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.

### LOANS

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

### 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.



## Road Map



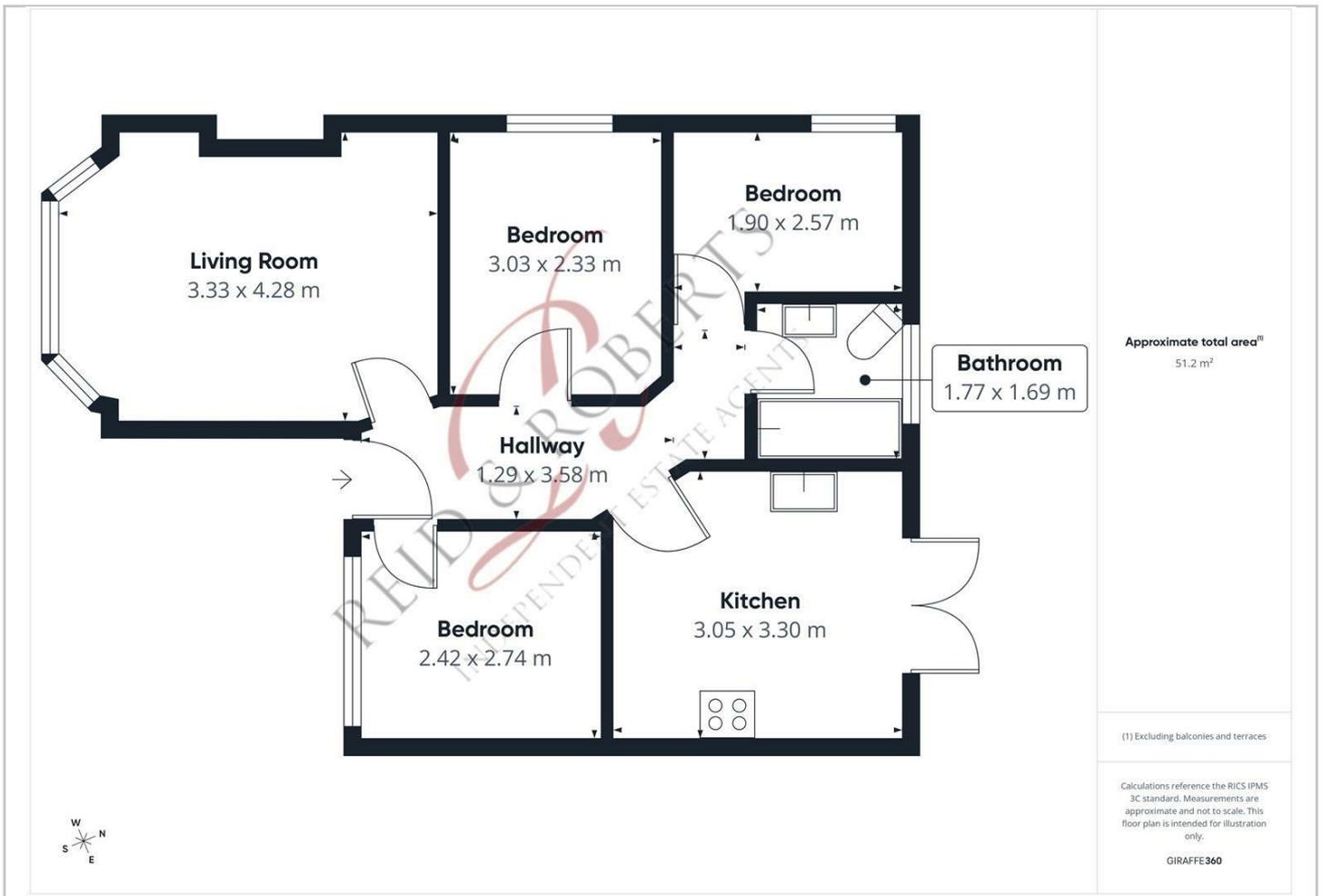
## Hybrid Map



## Terrain Map



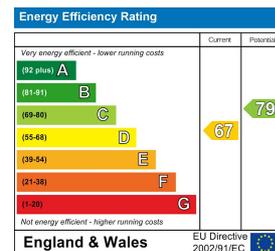
## Floor Plan



## 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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