



— FLINT@ REID & ROBERTS —

Rhewl Fawr Road

Pen Y Ffordd, Holywell, CH8 9HJ

Offers Around £220,000



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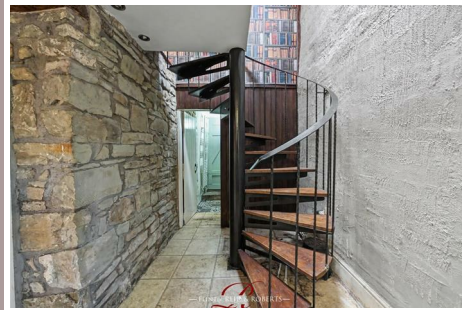


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Accommodation Comprising:

Stone wall with wooden gate leading up to the storm porch and Upvc double glazed front door into:

Lounge:

Feature stone wall with wood-burner set into a rustic stone fronted fireplace, creating a cosy atmosphere. Original cast iron stove (not in use) to the opposite end, two windows to the front elevation and a Upvc double glazed frosted front door. Exposed wooden floorboards.

Hallway/Kitchen:

The center of the house exposes beautiful stone wall, tiled flooring and a bespoke spiral staircase leading to the first floor. The second kitchen offers wall and base units, with a stainless steel sink and drainer with mixer tap over and simple wooden cabinets with roll top work surfaces over. It includes a sink and space for a cooker, with laminate tile effect flooring and splash back tiling and a window providing natural light.

Doors into:

Additional Reception Room

Light and spacious room with door leading to the rear elevation.

Landing:

The first floor landing has a Velux window, exposed timber beam, wood flooring, Storage cupboard housing the gas central heating boiler and doors into:

Master Bedroom:

" (")

The master bedroom has exposed wooden floorboards. A window to the front elevation provides natural light, double panelled radiator and benefits from an adjoining room with the potential to become en-suite bathroom or walk in wardrobe for added convenience.

En Suite/Additional Room:

Unfinished en-suite has exposed ceiling beam and upvc double glazed window to the rear elevation, and has a double panelled radiator.

Bedroom Two:

A double room with double glazed window to the front elevation, and exposed wooden floors and double panelled radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with overhead shower attachment, low level flush w.c, and a pedestal wash hand basin. Laminated tile effect flooring, frosted double glazed window to the rear elevation, recessed spotlights.

Dining Room

The dining room is a bright space with a Upvc frosted door to the front elevation and wooden flooring. It offers ample room for a dining table and chairs and connects directly to the main kitchen, making it convenient for entertaining and family meals.

Kitchen:

This kitchen blends rustic charm with practical design. The kitchen area includes a built-in oven, space for a fridge freezer, one and a half stainless steel sink unit with mixer tap over, void and plumbing for a washing machine, five ring gas hob with extractor fan over, double panelled radiator, two uPVC double glazed window to the rear elevation overlooking the rear garden and polycarbonate roof panels letting an abundance of light in, uPVC frosted door to the side elevation.

Ground Floor Shower Room:

Fitted with a three piece suite comprising overhead shower with glazed sliding door, pedestal wash hand basin set in feature exposed stone, low level flush w.c and built in storage along with a frosted upvc double glazed window to the rear.

Loft Room

Leading from the main kitchen and having two double glazed windows and exposed beams.

Rear Garden

This rear garden area is a primarily paved and gravel courtyard space with raised flower beds and mature plants, enclosed by walls and fencing. It includes a garage and outbuilding providing useful storage and workshop areas. Steps lead up to a more planted garden area with greenery and flowers, offering a pleasant outdoor space for growing and relaxing.

Timber Outbuilding:

Timber-built outbuilding located within the rear garden,

Tel: 01352 762300

offering useful storage space. The structure would benefit from refurbishment and improvement, providing potential for a practical storage area or workshop.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending

purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

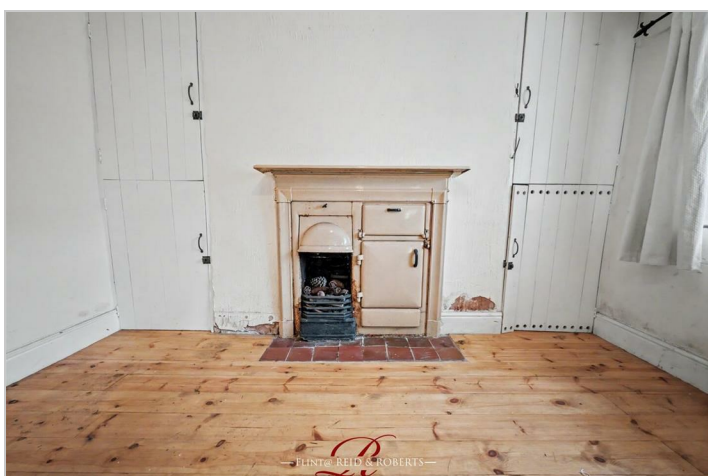
Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

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



Road Map



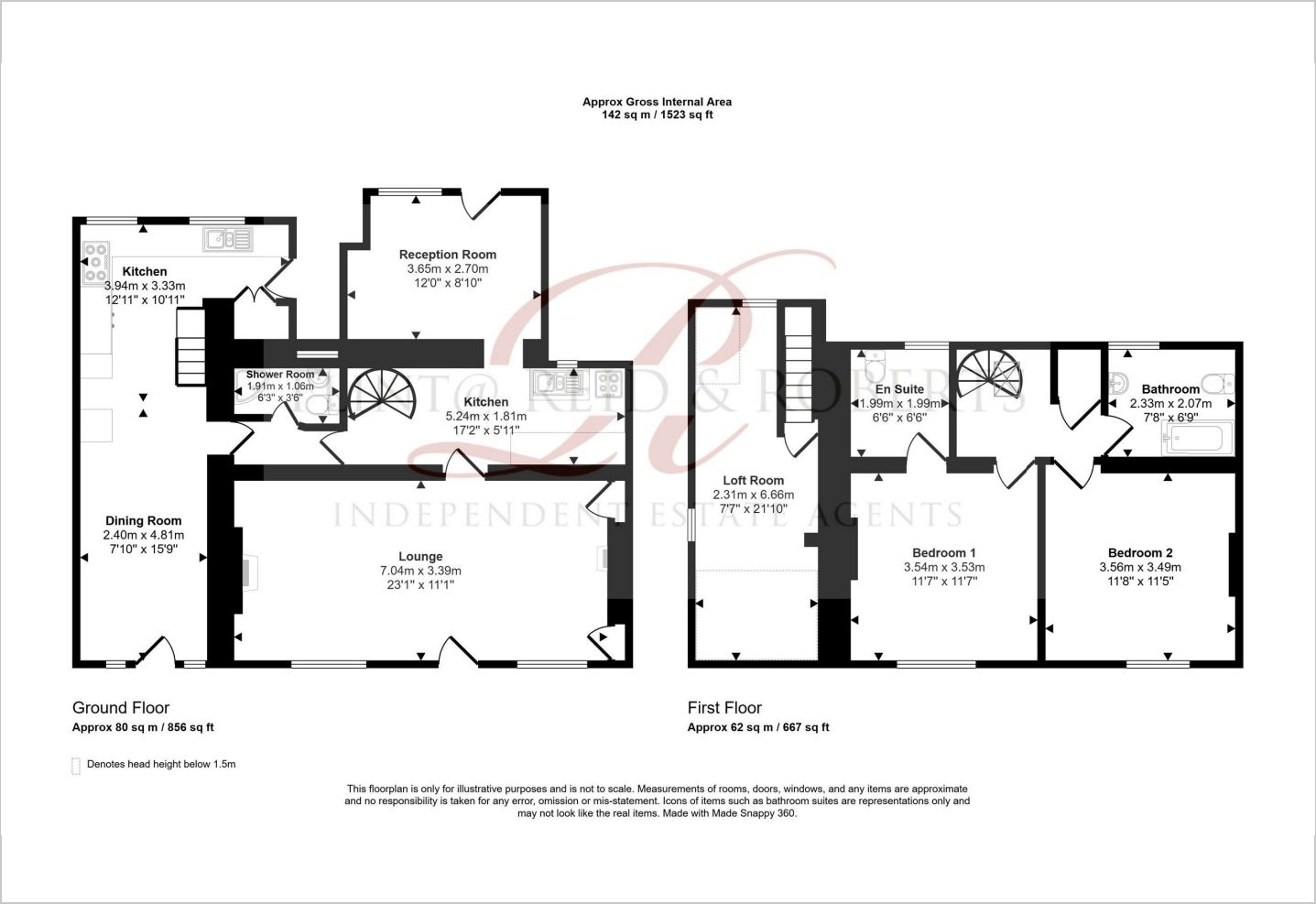
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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