REID & ROBERTS

INDEPENDENT ESTATE AGENTS

60 Maes Y Dyffryn

Greenfield, CH8 7QR

Offers In The Region Of £245,000

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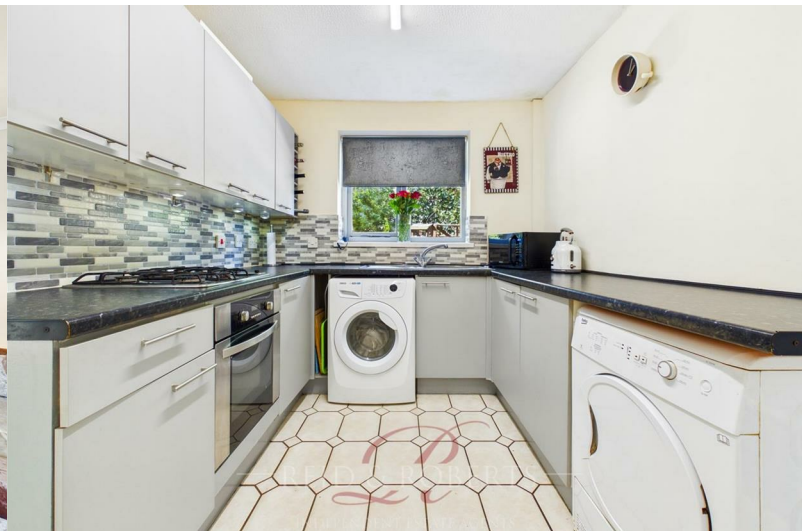

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Accommodation Comprises
Steps up to the front door with frosted glazed units opens to:

Entrance Hall
The entrance hall provides access into the living room and stairs rising to the first-floor accommodation. There is a panelled radiator, ceiling light, thermostat, power point and a smoke alarm.

Living Room
The bright living room is a cosy retreat, with the focal point being an electric fire with a marble hearth and surround, finished with a decorative wooden mantle. A large UPVC double-glazed bay window to the front elevation peacefully frames the front garden, whilst offering ample natural light through. Finishes include a panelled radiator, ceiling light and power points.

Wooden doors with glass insets open to flow into the second reception room, currently used as a second sitting room.

Sitting Room / Second Reception Room
A versatile second reception room ideal to use as a dining room or additional sitting room. With wood-effect vinyl flooring, a panelled radiator, power points and ceiling and wall lights, UPVC double-glazed sliding doors into the conservatory and UPVC wood-effect sliding doors open to the rear garden for seamless indoor outdoor living.

Conservatory
Built on a dwarf rendered brick wall and surrounded by UPVC double-glazed windows and a polycarbonate roof, the space is a real sun trap and can be used for a variety of needs. With UPVC double-glazed French doors opening onto the rear garden, finishes include a ceiling fan and light, power points and tiled flooring.

Kitchen
Housing a range of wall and base units with rolltop work surfaces, a stainless-steel sink with mixer tap over and drainer sits below a wooden-framed double-glazed window to the rear elevation. Integrated appliances include a built-in oven and a four-ring gas hob with a tiled splashback, with space for appliances including a washing machine and dryer.

The space is complete with tiled flooring, fluorescent strip lighting, a panelled radiator and door opening into a useful under-stair cupboard for additional storage.

A wooden door with glass insets leads into the rear hall.

Rear Hall
With space for a fridge freezer, features include a panelled radiator, ceiling light, power points and wood-effect laminate flooring. Door leads into a convenient downstairs W.C and into the integral garage.

A wooden door with a glazed frosted window and a wooden-framed double-glazed window to the side, opens onto a rear paved patio area.

First Floor Accommodation

Landing
Featuring loft access, ceiling light, power points and a cupboard housing the combi-boiler. A wooden-framed double-glazed window to the side elevation floods the landing with natural light and doors providing access to three bedrooms and family bathroom.

Bedroom One
Positioned at the front of the home, the generously sized main bedroom enjoys peaceful views over the surrounding hills through a UPVC double-glazed window. There is ample space for bedroom furniture and completed with a panelled radiator to maintain comfort all year round, ceiling light and power points.

A door opens into:

En-Suite
Three-piece suite comprising a fully tiled enclosed shower cubicle with a wall-mounted electric shower and frosted glazed door, a low flush W.C. and a pedestal sink with taps. Partially tiled walls, wood-effect vinyl flooring, a panelled radiator, ceiling light, shaver point and a wooden-framed double-glazed frosted window to the side elevation finish the space.

Bedroom Two
Situated at the rear of the property, a comfortable second bedroom with built-in wardrobes with mirrored sliding doors, offering neat and practical storage solutions. Finishes include power points, a panelled radiator, ceiling light and a wooden-framed double-glazed window to the rear elevation.

Bedroom Three
A versatile third bedroom, perfect as a nursery, single bedroom or home office. A front-facing UPVC double-glazed window allows light to fill the space, and the room is equipped with a panelled radiator, power points and ceiling light. Its adaptable layout makes it an ideal addition for growing families or those working from home.

Bathroom
Three-piece suite comprising a panelled jacuzzi bath with taps, a pedestal sink with a mixer tap and a low flush W.C. Partially tiled walls, ceiling light, wood-effect vinyl flooring, a panelled radiator, a shaver point and a wooden-framed double-glazed frosted window to the rear elevation, ensuring privacy, complete the space.

Integral Garage
Up and over door opens into the integral garage. With power, lighting and a loft access point, the spacious garage offers additional off-road parking or useful storage solutions.

A door opens into the rear hall for easy access into the property.

External
The front of the property offers both curb appeal and low-maintenance upkeep. Approached via off-road parking, suitable for two vehicles, the generous front lawn area is bordered by mature hedges, offering a degree of seclusion and attractive far reaching views of the surrounding hills.

Tel: 01352 711170

With direct access to the integral garage and access to the rear of the property via a side gate, steps up to the canopy porch and front door welcome you inside.

The rear garden is bordered by wooden fence panels and mature trees, ensuring privacy all-round. The space is made up of paved patios areas, with steps up to the lawn, making it versatile and ready to personalise!

A wooden fence and gate open into an additional paved patio area, which can be opened up to create a larger space, ideal for entertaining or al fresco dining.

COUNCIL TAX BAND E

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

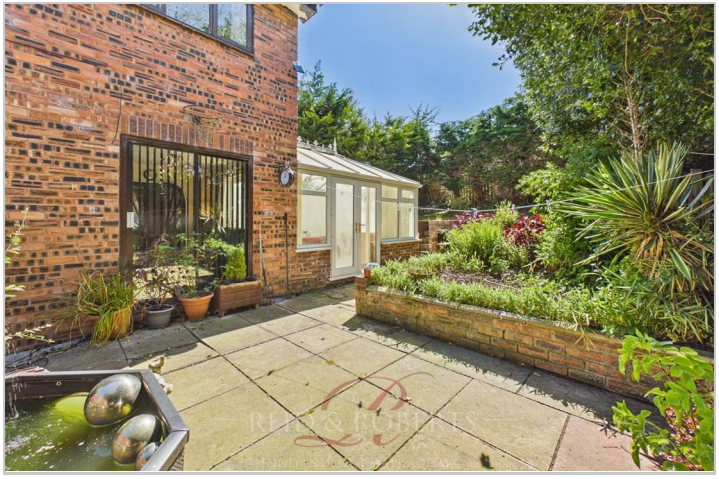
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

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



Road Map

Hybrid Map

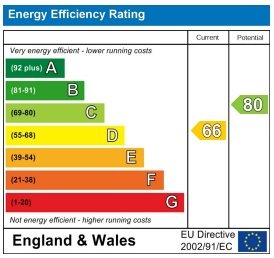
Terrain Map

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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10 High Street, Holywell, Clwyd, CH8 7LH
Tel: 01352 711170 Email: holywell@reidandroberts.com https://reidandroberts.com/