Reid & McGlade
PROPERTY GROUP



# 4 Holywell Road

, St. Asaph, LL17 0DS

£230,000

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Accommodation Comprises:
Step up to Composite door into:

Entrance Porch:
Having two upvc windows to either side, recessed spot lighting, with luxury vinyl tile flooring, and oak door into:

Lounge:
Upvc double glazed window to the front elevation, Luxury vinyl tiled flooring, stairs leading to the first floor accommodation with an under stairs cupboard, opening into the kitchen and door into:

Bathroom:
The bathroom suite comprises: Panelled bath with glazed screen and thermostatic rainfall shower with attachment over, wash hand basin with mixer tap set in wall mounted vanity unit and a low level flush w.c. A wall mounted towel heater finished in matt black completes the look matching the rest of the features and complement the fully tiled walls. There are two upvc double glazed windows, one to the front and one to the side elevation.

Kitchen:
A breakfast bar thoughtfully combines the living space into the kitchen having space for two stools. The contemporary 'shaker' style kitchen houses a range of wall, drawer and base units with roll top work surfaces over, built in electric hob and oven with cupboard fronted extractor above, integrated fridge, and dishwasher. The bright and airy kitchen has a upvc double glazed window to the rear along with a Velux window, recessed spotlights, luxury vinyl flooring and a upvc door leading to the rear garden.

First floor accommodation:

Landing:
Open landing with upvc double glazed window o the rear elevation and doors into:

Bedroom One:
Having a upvc double glazed window to the front elevation, double panelled radiator, carpet flooring.

Bedroom Two:
Having a upvc double glazed window to the front elevation, double panelled radiator, carpet flooring.

Outside:
Approaching the property there is a tarmac driveway providing ample off road parking, a gate to the side of the property provides access to the footpath leading to the rear garden. There is a brick built outbuilding, along with space for a patio, and a footpath leading to the rear of the garden. The mainly laid to lawn garden is bound by wood fence panelling along with mature bushes a shrubs.

To Arrange A Viewing
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer
MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

## Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

## Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

## Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.












## Road Map




## Hybrid Map

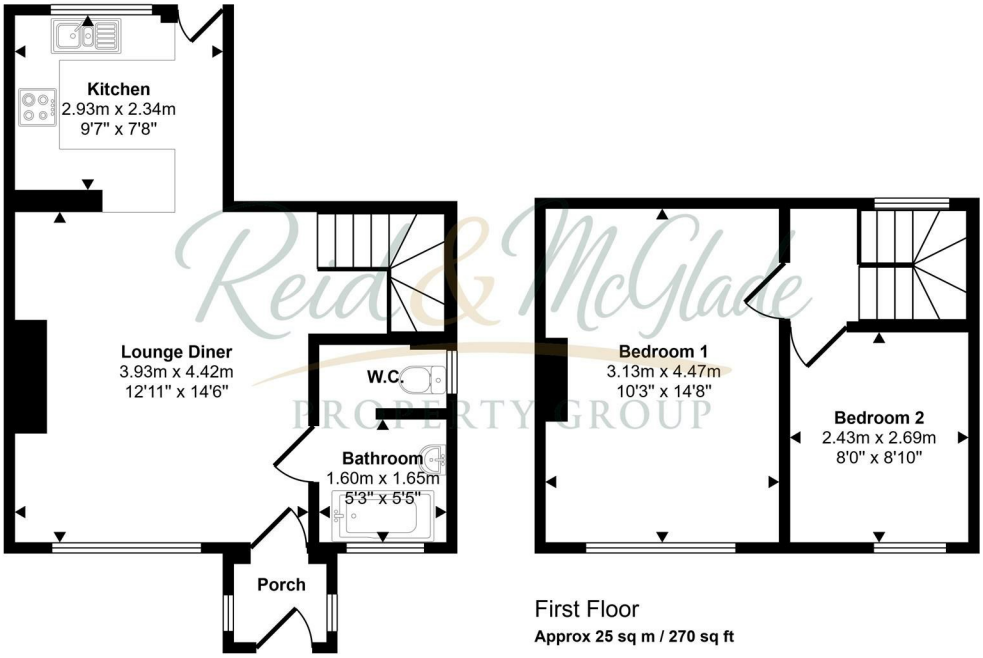



## Terrain Map




## Floor Plan

**Approx Gross Internal Area**
**60 sq m / 642 sq ft**




First Floor
**Approx 25 sq m / 270 sq ft**

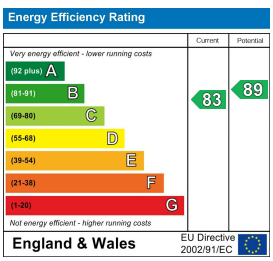
Ground Floor
**Approx 35 sq m / 372 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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




These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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