



8 Maes Cynfaen, Caelcoed

Brynford, Holywell, CH8 8LA

£190,000



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Accommodation Comprises

A concrete path leads to a step up to the main entrance, where a UPVC door opens into:

Entrance Hall

The hallway features a textured ceiling with ceiling lighting and a radiator, offering direct access to both the lounge and dining area.

Dining Room

Positioned at the front of the property, the dining room enjoys natural light through a UPVC double-glazed window. The space is complete with a radiator, ceiling light, and power points. An open archway leads through to the kitchen.

Kitchen

Fitted with a range of wall and base units, the kitchen includes a white acrylic sink and drainer with a mixer tap over which set beneath a UPVC double-glazed window overlooking the side elevation. There's space for a cooker with an extractor hood, space for washing machine, along with power points, tiled flooring, partially tiled walls, a textured ceiling, ceiling light, A UPVC door provides convenient side access to the exterior of the property and a door opens into:

Inner Hallway

The central hallway provides access to the bedrooms, bathroom, and living room. It features a ceiling light, radiator, loft access hatch, fire alarm and textured ceiling.

Living Room

This generous living space boasts a large UPVC window to the front elevation, flooding the room with light. A striking feature log burner is set within an attractive fireplace, creating a cosy focal point. The room also includes power points, radiator, ceiling lighting, and a textured ceiling with doors leading to the entrance hall and inner hallway

Shower Room

The modern shower room comprises of a three-piece suite including a W.C, pedestal sink with mixer tap over, and a walk-in shower cubicle with a wall-mounted electric shower and handrail. Finished with tiled flooring, partially tiled walls, ceiling light, textured ceiling, radiator, towel rail, and a frosted UPVC window to the side elevation.

Bedroom One

The spacious main bedroom overlooks the rear garden through a UPVC double-glazed window. It features built-in mirrored sliding door wardrobes with internal hanging rails and shelving. An airing cupboard houses the hot water cylinder and shelving, with thermostat controls. The room also includes a radiator, power points, ceiling light, and textured ceiling.

Bedroom Two

This second bedroom also enjoys views over the rear garden through a UPVC double-glazed window and includes a radiator, power points, ceiling light, and textured ceiling.

Garage & Workshop

Attached to the side of the property is a versatile garage/storage area with double wooden doors, power, lighting, and a uPVC door providing access to the rear garden. Internally, a wooden door leads to the workshop section, which houses the oil boiler and includes worktop surfaces and additional storage cupboards.

External

The property is approached via a gated entrance leading onto a paved driveway with ample off-road parking and car port. A neatly maintained front lawn is complemented by a charming stone flower bed and mature hedging, creating a welcoming and private frontage. A concrete path leads to the main entrance, where a UPVC door opens into the home.

The beautifully tiered rear garden offers two main lawned areas, bordered by mature hedging for privacy. A paved area and steps lead from the lower to the upper tier, creating the perfect space for seating or entertaining. The garden also features paving stones, an oil tank discreetly hidden behind fencing, and access to the garage.

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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.

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.

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.

LOANS

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

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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.

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.



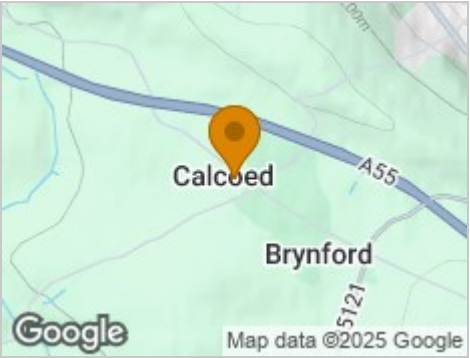
Road Map



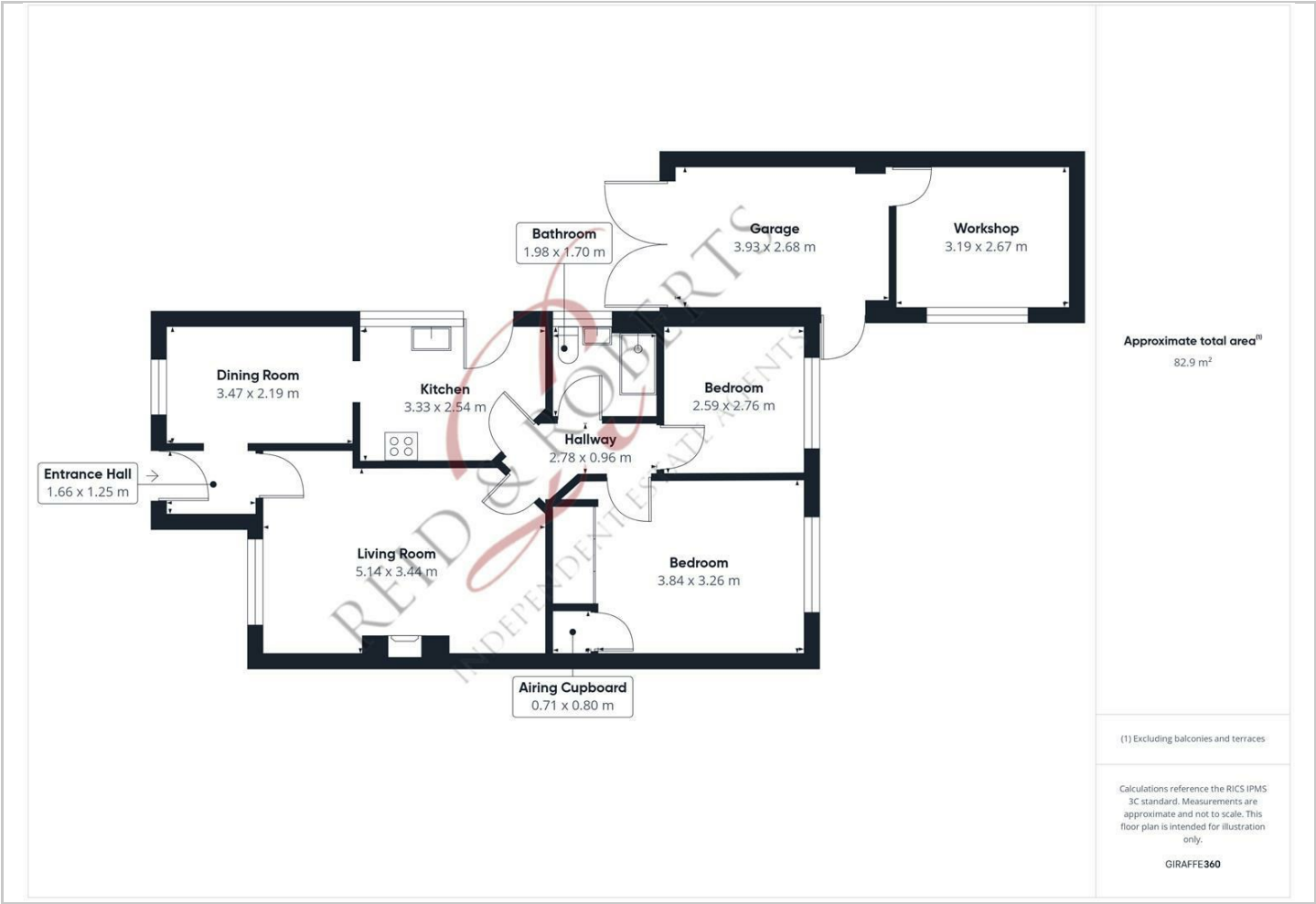
Hybrid Map



Terrain Map



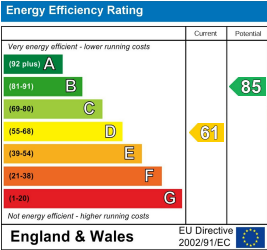
Floor Plan



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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