



## 5 Willowfield Estate

Pentre Halkyn, Holywell, CH8 8HQ

Offers In The Region Of £210,000



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### Accommodation Comprises

A door with frosted decorative glass panels provides access into the property.

### Entrance Hall

A light-filled and inviting hallway that sets the tone for the rest of the home. From here, doors open into the open-plan living and dining room and kitchen, with stairs rising to the first floor accommodation. Practical touches include a UPVC double-glazed window to the side elevation, panelled radiator, ceiling light, smoke alarm, and an under-stair cupboard neatly housing the electric fuse box.

### Open-Plan Living / Dining Room

Opening into the dining area, the space is well-lit with a ceiling and wall lights, making it perfectly suited for everyday living and entertaining guests. UPVC double-glazed French doors provide access onto the rear patio, creating a seamless indoor outdoor flow. The space includes power points and a panelled radiator.

An archway opens into the living space.

The focal point of the space is the gas fire with a matching marble surround and hearth, creating a cosy and warming atmosphere to relax. A large UPVC double-glazed window to the front elevation provides peaceful views of the surrounding countryside and Dee Estuary, whilst finishes of the space including a ceiling light, and power points.

### Kitchen

Fitted with a range of modern wall, drawer and base units with a complimentary worktop and breakfast bar area, the space is well-appointed with integrated appliances including a fridge freezer, slimline dishwasher, washing machine and double oven. A four-ring induction hob with a tiled splashback and extractor hood above and a stainless steel sink with drainer and swan neck mixer tap that sits beneath a UPVC double-glazed window peacefully overlooking the rear garden, complete the room.

Finishes include spotlights, a panelled radiator, vinyl flooring, power points and ample storage solutions. A UPVC door with a double-glazed frosted glass inset provides access to the rear garden.

### First Floor Accommodation

### Landing

The landing provides direct access to the three bedrooms and family

bathroom. A UPVC double-glazed frosted window to the side elevation provides natural light to fill the space, with features including loft access, and ceiling lights.

### Bedroom One

This bright and well-presented main bedroom offers a calm and comfortable retreat, arranged to maximise both space and natural light. A large UPVC double-glazed bay window to the front elevation frames views of countryside and the Dee Estuary, and allows daylight to pour into the room.

Practical built-in storage includes a wardrobe, overhead cupboards, and a fitted dressing table with drawers, providing ample space for clothing and personal items. The room is completed with wall lights, power points and a panelled radiator.

### Bedroom Two

Situated at the rear of the property, a large UPVC double-glazed window attractively overlooks the garden. The room provides fitted sliding wardrobes with ample hanging and shelving space, practical for organisational solutions. Features of the space include a ceiling light, panelled radiator and power points.

### Bedroom Three

Whilst framing views of the Dee Estuary via a UPVC double-glazed window to the front elevation, this third bedroom is currently utilised as a nursery, and is versatile to offer a flexible space to suit your lifestyle including a home office. A panelled radiator, ceiling light and power points finish the space.

### Bathroom

The family bathroom is fitted with a three-piece suite comprising a pedestal sink with taps over, W.C and a panelled bath with taps and an electric shower, adjustable handset attachment and shower screen. Fully tiled walls and vinyl flooring allow for easy maintenance, whilst a panelled radiator, ceiling light, extractor fan and a UPVC double-glazed frosted window to the rear elevation complete the room.

### External

The property is approached via a pathway leading to both the front door and rear garden. The front garden is predominantly laid to lawn, creating an attractive, well-maintained outlook, and is neatly enclosed by a dwarf brick wall and timber fencing. Steps lead up to the front entrance, which is enhanced by decorative pots and a canopy porch, and a convenient parking space is situated at the front of the property.

Tel: 01352 711170

The rear garden has been thoughtfully landscaped to create a versatile and inviting outdoor space. Tiered paved patio areas are ideal for outdoor dining and entertaining, with space for a shed, that provides additional practical storage for garden furniture or tools. Steps lead up to the well-maintained lawn area that is bordered by timber fencing, established shrubs and mature planting, offering a good degree of privacy. With further steps to the back of the plot offering an extra patio area to enjoy the warmer seasons.

### COUNCIL TAX BAND C

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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.

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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

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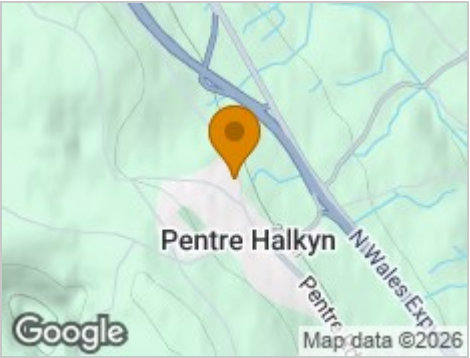
Road Map



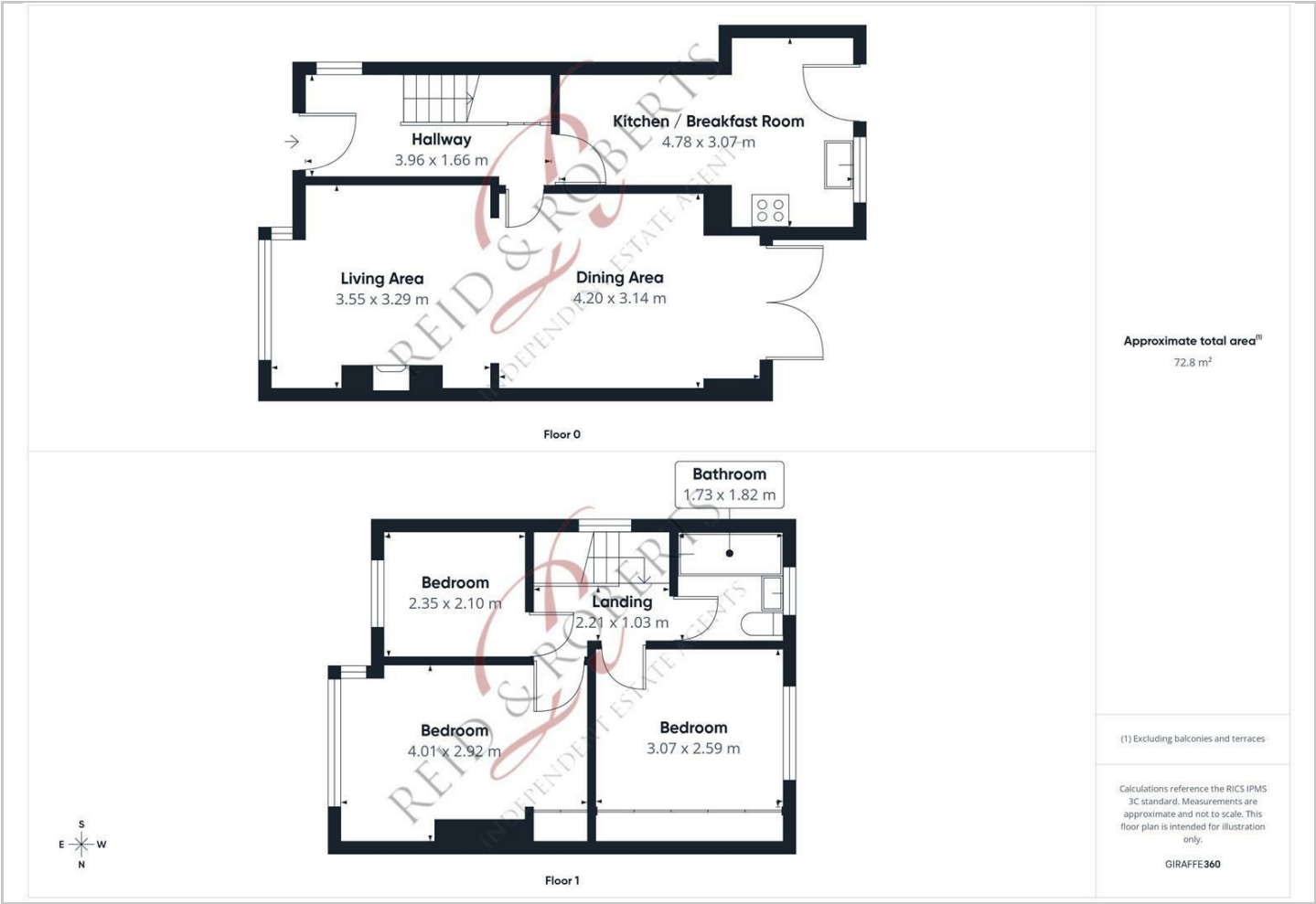
Hybrid Map



Terrain Map



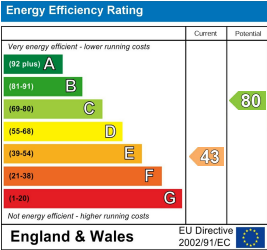
Floor Plan



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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