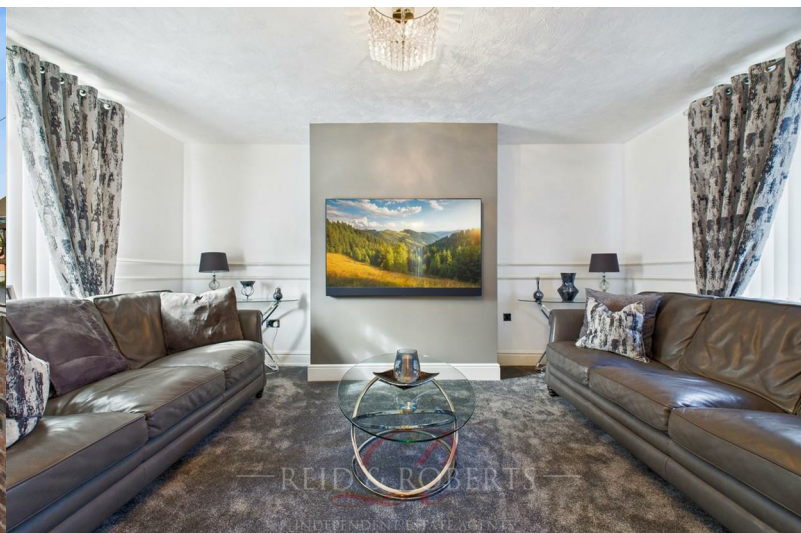




## 8 Coed Mor

Penyffordd, Holywell, CH8 9HY

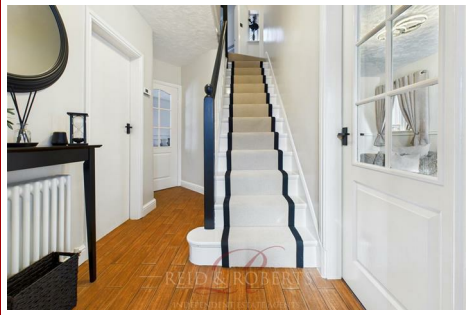
Offers In The Region Of £175,000



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## Accommodation Comprises

A composite door with double-glazed decorative insets leads you into:

### Entrance Hallway

The entrance hallway is bright and welcoming, providing a functional flow of the ground floor living areas and stairs to the first floor accommodation. Practical storage cupboards are located by the front door and under the stairs, whilst additional features including two UPVC double-glazed windows to the side elevations, a radiator, power points, smoke alarm, ceiling light and wood-effect tiled flooring complete the space.

### Dining / Living Area

Currently used as a second sitting room, it is ideal for entertaining, with ample space for a sofa or dining table. A continuity of wood-effect tiled flooring, textured ceiling and a ceiling light complete the room whilst dual aspect UPVC double-glazed windows to the front and side elevation provide a flood of natural light and a radiator ensures warmth.

### Kitchen

The kitchen is well-equipped and houses a range of modern wall, base and drawer units with a wood-effect worktop surface over and completed with a tiled splashback, power points, ceiling light, wood-effect tiled flooring and textured ceiling. Appliances include a four ring electric hob with an extractor hood over, built-in oven and microwave and a stainless steel sink with a swan-neck mixer tap and drainer. The room has a storage cupboard, housing the wall mounted boiler, folding door into the utility area and UPVC double-glazed French doors leads into the Conservatory.

### Utility Area

Designed with practicality in mind, this area provides space for an additional fridge-freezer and dryer, along with fitted shelving and ample room for organised storage.

### Conservatory

Featuring UPVC double-glazed windows and doors that provide both a bright outlook and direct access to the enclosed rear courtyard. The space is enhanced by a contemporary vertical radiator and a seamless continuation of the wood-effect tiled flooring, creating a light, airy, and cohesive feel throughout.

### Lounge

Spacious lounge with UPVC double-glazed windows to both the front and rear elevations, allowing plenty of natural light. The room features a traditional dado rail, a radiator, power points, and a TV point, providing both comfort and practical functionality.

### Study / Music Room

Currently used as a music room, the space is ideal to be used as a home office or play room. The room is completed with a UPVC double-glazed window to the front elevation, panelled radiator, ceiling light, power points and textured ceiling.

### First Floor Accommodation

#### Landing

The bright landing provides access to three bedrooms and family bathroom. Practical features include a built-in wardrobe with mirrored doors, practical for additional wardrobe space or other organisational solutions, and loft access. The space is illuminated via a slim UPVC double-glazed frosted window and two ceiling lights.

#### Bedroom One

The spacious main bedroom is flooded with natural light via dual aspect UPVC double-glazed windows to the front and rear elevation. Ample space allows for a full range of bedroom furniture, creating a bright yet cosy retreat. Additional features of the space include a modern column radiator, adding a contemporary touch, power points and a ceiling light.

#### Bedroom Two

Positioned at the front of the property, this generously-sized second bedroom offers plenty of space for a double bed and additional furnishings. A UPVC double-glazed window to the front elevation allows light to fill the room with finishing touches including a partially panelled wall, modern column radiator, power points, textured ceiling and a ceiling light.

#### Bedroom Three

The third bedroom offers versatility. Currently used as a dressing room, the space can additionally be utilised as a single bedroom, home office or nursery. A practical built-in cupboard presents excellent storage solutions. The room is complete with a UPVC double-glazed window to the front elevation, panelled radiator, power points, ceiling light and textured ceiling.

#### Bathroom

A modern four-piece suite comprising a wall-mounted sink with a storage drawer and mixer tap above, low flush W.C, panelled bath with taps over and a mains-powered shower cubicle with a rainfall head and adjustable handset. The room is completed with partially tiled walls and flooring, a wall-mounted heated towel rail, extractor fan, ceiling light and a UPVC double-glazed frosted window to the rear elevation.

## External

The property is approached via a generous driveway finished in low-maintenance imprinted concrete, offering off-road parking with an artificial lawn area, partially enclosed by attractive walling. A timber gate provides access to a private, enclosed courtyard, featuring timber decking and a handy timber garden store, all enclosed by fencing, creating a secure and versatile outdoor space.

## COUNCIL TAX BAND B

## 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.

## 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.

## 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.

## 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.

## LOANS

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

## 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.



## Road Map



## Hybrid Map



## Terrain Map



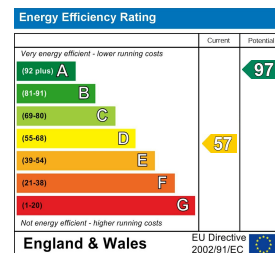
## Floor Plan



## 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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