



## 2 Tros Y Maes Villas Brynford Street

Holywell, CH8 7RD

Offers In The Region Of £160,000



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## Accommodation Comprises

Tros Y Maes Villas is approached to the rear via a shared access leading to a private wooden gate.

UPVC double-glazed door with a frosted inset and matching arched panel above leads into:

### Reception Hallway

The reception hall is bright and inviting. With decorative tiled flooring and a high coved ceiling, it provides access to the living room, dining room and stairs to the first floor accommodation. The space is completed with a panelled radiator, ceiling light and power points.

### Living Room

The focal point of this room is the cast iron open fire set on a slate hearth and decorative wooden surround. The space is flooded with ample natural light via the UPVC double-glazed bay window to the front elevation, with features including a panelled radiator, power points, coved ceiling, ceiling light and wood-effect laminate flooring.

### Dining Room

This well-lit dining room features a high coved ceiling, a UPVC double-glazed window to the rear elevation, wood-effect laminate flooring, panelled radiators, power points, ceiling light and an inset recess fireplace set on a slate hearth.

A doorway leads into the:

### Kitchen

Fitted with a range of wall, drawer and base units with a rolled-edge worktop, the space additionally features a stainless steel sink with a drainer and mixer tap over, integrated electric oven and a four-ring gas hob with a tiled splashback. There is convenient space under the stairs for a fridge freezer and a cupboard neatly houses the boiler.

Wood-effect laminate flooring, a UPVC double-glazed window to the rear elevation overlooking the garden, coved ceiling, wall-mounted fuse box, smoke alarm, panelled radiator, ceiling light and power points complete the room. A UPVC door with a frosted inset opens out to the garden.

## First Floor Accommodation

### Landing

Turned staircase leading to the two bedrooms and family bathroom. The space offers a high coved ceiling, loft access, ceiling light, power points and smoke alarm.

### Bedroom One

A bright and generous double-sized main bedroom featuring two UPVC double-glazed windows to the front elevation. The space houses two fitted wardrobes with hanging rails and shelving, ideal for practical organisation. Finishes include a ceiling light, panelled radiator, wood-effect laminate flooring, power points and additional space for furniture.

### Bedroom Two

The second double bedroom is situated at the rear of the property, peacefully overlooking the garden. There is ample space for furniture, with fittings including a panelled radiator, wood-effect laminate flooring, coved ceiling, ceiling light and power points.

### Bathroom

A modern three-piece suite comprising a low flush W.C, vanity unit with an inset sink and mixer tap over, and panelled bath with taps and a wall-mounted electric shower with an adjustable handset over. Features of the space include partially tiled walls, tiled flooring, panelled radiator, a UPVC double-glazed frosted window maintaining natural light and privacy, coved ceiling and ceiling light.

### Outbuilding with Separate W.C

A wooden door with glass insets leads into a convenient outbuilding, ideal for additional storage needs. There is plumbing for a washing machine, a corner sink, ceiling light, power points, partially tiled walls, wood-effect laminate flooring and a window to the front elevation.

A separate door leads into the external W.C, complete with partially tiled walls, ceiling light and a built-in cupboard.

### External

The property is accessed via a track on Brynford Street, leading to two properties.

Tel: 01352 711170

To the rear, steps lead down to a wooden gate giving access to the rear of the property where you are welcomed to the larger-than-average garden. A large patio area provides an ideal space for entertaining guests or al fresco dining with access to the outbuilding. A pathway leads down to the lawn area, where you will find mature shrubs and vegetable plots, all bordered by wooden fence panels.

### 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.

### 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.

### 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.

### 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.



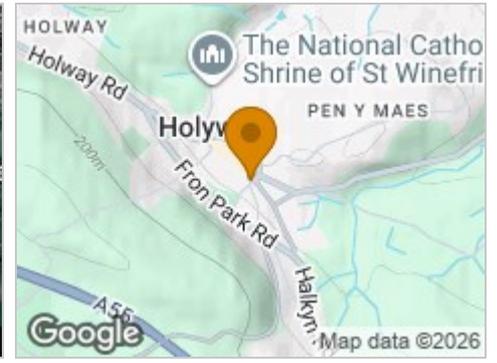
## Road Map



## Hybrid Map



## Terrain Map



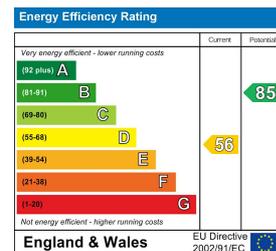
## Floor Plan



## 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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