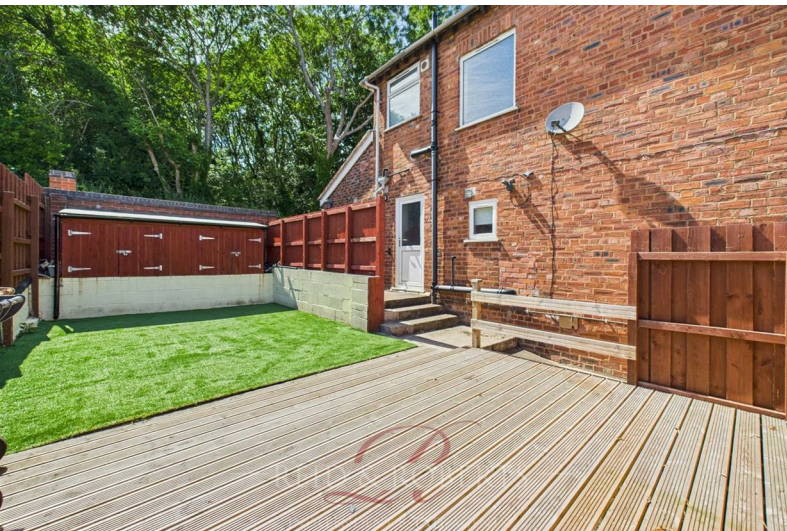




38 Glan Y Don

Greenfield, Holywell, CH8 7HQ

Offers In The Region Of £160,000



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Accommodation Comprises

Steps lead up to the UPVC front door with frosted glass insets and a UPVC frosted double-glazed window to the side.

Entrance Hall

The welcoming entrance hall provides a functional flow to the ground floor living areas and provides access to the first floor accommodation.

A useful storage cupboard houses the electric meter and fuse box, whilst further storage space under the stairs allows for shoes to be kept neatly hidden. The space further includes wood-effect laminate flooring, a smoke alarm, power points, a ceiling light and a radiator.

Downstairs W.C

The downstairs W.C is a practical utilisation of space. Conveniently located beneath the stairs, the two-piece suit comprises a W.C and vanity sink with mixer tap over and storage beneath. Additional features include a UPVC double-glazed frosted window to the side elevation, for extra privacy, an extractor fan and ceiling light. The PVC walls and ceiling allow for easy cleaning and create a sleek, fresh look within the room.

Living Room

Featuring a wall-mounted electric fireplace and a large UPVC double-glazed window to the front elevation which floods the room with natural light, complementing the ample space available for a variety of living room furniture arrangements. The room is thoughtfully equipped with power points and a radiator.

Kitchen One

One of the unique features of this home is the presence of two well-appointed kitchens.

The first kitchen is charming and practical, boasting a range of wall and base units that provide generous storage and incorporates pull-out drawers. Complementing the cabinetry are coordinated worktop surfaces with matching up-stands. There is also space for a cooker beneath a stainless steel chimney extractor hood, as well as space for a washing machine, while the white sink and drainer with a swan neck mixer tap over add to the functionality. The room is finished with ceiling lights, a wall-mounted Ideal combi boiler, a chrome towel rail radiator, wood effect laminate flooring and power points. UPVC double glazed window to the rear elevation and a UPVC door grants direct access to the side garden, perfect for outdoor enjoyment.

Kitchen Two

The second kitchen is a sleek, modern space that perfectly balances style and functionality. It boasts an extensive array of fitted wall and base units, topped with complementary worktops that extend to form a little breakfast bar area, ideal for casual dining. Matching up-stands and clever storage solutions, including pull-out drawers, a fitted corner wall unit, and a built-in slimline larder cupboard, maximize every inch of space. A stainless steel one-and-a-half bowl sink with a swan neck mixer tap over and is positioned beneath a rear-facing UPVC double-glazed window, filling the room with natural light. This kitchen is further equipped with a built-in oven, an integrated gas hob set against a

stainless steel splashback, and a chimney extractor hood overhead. There's generous space allocated for both a dryer and a fridge freezer. Throughout, the wood-effect laminate flooring continues seamlessly, enhancing the flow and cohesion of the entire area.

Door opens into:

Dining Room / Snug

A versatile second reception room, which can serve either as a snug or a dining room depending on your needs. This inviting room is adorned with wood effect laminate flooring and features a decorative fireplace with a fire inset, offering a warm and welcoming focal point. This room also features ceiling lights, a radiator and power points. A wooden door leads back to the entrance hall, maintaining a thoughtful flow throughout the home.

First Floor Accommodation

Landing

A turned staircase with a handrail is illuminated by a UPVC double-glazed frosted window on the side elevation. Built-in shelving adds convenient storage, while loft access with a boarded, insulated loft and a loft ladder which enhances functionality. Doors from the landing lead to three bedrooms and a bathroom.

Bedroom One

The main bedroom is a generous and inviting space, featuring a large UPVC double-glazed window to the front elevations which offers some views towards the Dee estuary. This room is thoughtfully equipped with a radiator, power points, a ceiling light and provides ample space to accommodate a variety of bedroom furniture arrangements with ease.

Bedroom Two

The second bedroom is another spacious double with a large UPVC double-glazed window to the rear elevation providing plenty of natural light. The room features two floor to ceiling built-in wardrobes with hanging rails and shelving - offering space for hanging clothes and other practical organisation solutions, power points, a ceiling light and a radiator.

Bedroom Three

The third bedroom has been cleverly extended to create a more spacious third bedroom, ensuring that all three bedrooms in the property are of a comfortable and practical size. Positioned at the front of the house, this versatile room is ideal for use as a nursery or a home office. A UPVC double-glazed window to the front elevation allows natural light to flood the space, creating a bright and airy atmosphere. Practical features include a ceiling light, radiator, power points, and a built-in storage cupboard, perfect for organising essentials or serving as a compact wardrobe.

Bathroom

The bathroom is well-appointed and comprises a W.C, a 'P'-shaped bath with mixer taps and a wall-mounted mains-powered shower overhead. A stylish sink vanity unit offers additional storage beneath the basin, with a mixer tap over. The bathroom is completed with PVC panelled walls and ceiling, wood-effect laminate flooring, a chrome towel rail radiator, an extractor fan, a wall-mounted heater and a UPVC double-glazed frosted window to the side elevation ensuring privacy while allowing light to enter.

Tel: 01352 711170

External

The property is set on a corner plot and benefits from spacious gardens surrounding it. Approached via a gate, the front garden features steps leading up to two neatly slated garden areas to the side and front of the property, providing a private and welcoming entrance / front garden area. A wooden gate offers access to the side garden, with the entire front boundary enclosed by wood-paneled fencing that enhances privacy.

The side garden is a delightful outdoor space featuring a decked seating area and low-maintenance artificial grass, perfect for relaxing or entertaining. Built-in storage cupboards provide practical outdoor storage, while wood-paneled fencing continues to maintain a private and secure environment. Further steps lead from the side garden where you will find access to the kitchen via a UPVC door. Steps continue to the rear of the property, where there is a slated area and beyond this, there is a driveway providing off-road parking with space for up to three vehicles or even a caravan, offering exceptional convenience for homeowners and guests alike.

Overall, this corner plot offers generous outdoor space to the front, side, and rear, complementing the spacious and well-designed interior to create a comfortable and versatile 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.

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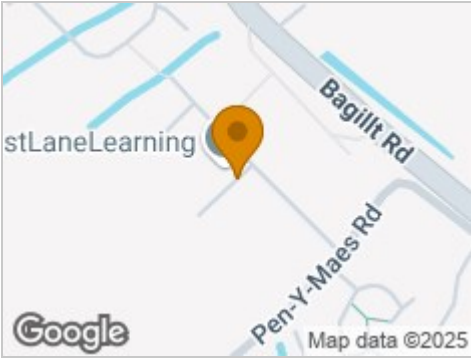
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Road Map



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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