



8 Maes Alarch

Rhewl, Mostyn, CH8 9QA

Offers Over £145,000



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Accommodation Comprises

You are welcomed into the property via a composite door with frosted glass insets, leading into:

Entrance Hall

The bright and airy entrance hall provides a functional flow of the ground floor with easy access to the kitchen/diner and living room. Under-stair storage allows for coats and shoes to be neatly stored, whilst also providing additional organisation solutions. The space features wood-effect laminate flooring, a ceiling light, radiator and houses the electric meter and fuse box.

Stairs lead to the first floor accommodation.

Kitchen / Diner

The kitchen is thoughtfully designed with a contemporary finish and comprises a range of high-gloss wall and base units that offer ample storage solutions and are complemented by a sleek worktop and splashback, an integrated oven, a composite sink with drainer and mixer tap, a four-ring induction hob with extractor fan above and an integrated slimline dishwasher. There is space for appliances including a fridge-freezer and washing machine

The room also benefits from tiled flooring, spotlights, multiple power points, a radiator for year-round comfort, a wood-effect UPVC double-glazed window to the front elevation and sufficient space to accommodate a dining table—making it both functional and inviting.

Living Room

The living room is bright and modern. The main focal point is the log burner situated upon a tiled hearth with a wooden mantel above. Wood-effect UPVC double-glazed French doors provide ample light into the room and access to the rear garden, whilst an additional wood-effect UPVC double-glazed window to the rear amplifies the rooms existing bright atmosphere.

Additional features including the continuous wood-effect laminate flooring, a radiator, multiple power points and a ceiling and wall lights all provide a sleek finish.

First Floor Accommodation

Landing

The landing provides access to the two bedrooms and family bathroom. Additional features include loft access, where the boiler is housed, a smoke alarm and ceiling light.

Bedroom

Whilst there is ample space for bedroom furniture, there is no need to worry about storage solutions with the large three door built-in wardrobe and additional storage cupboard—suitable for hanging clothes and any other practical organisation uses. Two wood-effect UPVC double-glazed windows to the front elevation allow a flood of natural light into the room, whilst accompanied by a ceiling light, power points and a radiator.

Bedroom

The second bedroom is of an ample size, therefore able to accommodate a double bed and additional bedroom furniture. There is a large wood-effect UPVC double-glazed window to the rear elevation providing plenty of natural light. Practical features of the room include a ceiling light, radiator and power points.

Bathroom

Whilst being the only room in the property to not be renovated, the family bathroom continues to provide functionality, allowing the new owners to personalise the space. It currently comprises a W.C, pedestal sink with taps and a bath with an electric wall-mounted shower and an adjustable head attachment above. The room is finished with fully tiled walls and vinyl flooring, a radiator, a towel rail, extractor fan, ceiling light, and a wood-effect UPVC double-glazed frosted window to the rear elevation.

Summer House with Integrated Storage Shed

A versatile outbuilding currently used for storage, featuring its own lighting, electrical supply, and power points, ideal for use as a garden office, hobby room, or continued storage.

External

The property is approached via a block-paved driveway, providing off-road parking for two vehicles. The front door is positioned underneath a pitched canopy for extra shelter with

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a safety light to the side. A path leading around the side of the property allows easy access to the rear garden via a wooden gate.

To the rear, the garden features a low-maintenance combination of patio and decking, perfect for relaxing or entertaining, with ample space for outdoor furniture. It also benefits from a summer house with an integrated storage shed, offering additional versatility. A pathway runs the length of the garden, leading to a wooden gate that provides access to the front of the property, along with a convenient bin storage area. The garden is fully enclosed with wooden fence panels, ensuring privacy and a secure outdoor space.

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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.

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

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Road Map



Hybrid Map



Terrain Map



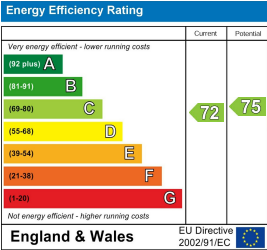
Floor Plan



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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