



7 Rhoslan

Pen Y Maes, Holywell, CH8 7EA

Offers In The Region Of £180,000



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Accommodation Comprises

A UPVC door with a frosted glass inset to the side elevation opens into the Entrance Hall.

Hallway

Provides access to the Living Room, Kitchen, Three Bedrooms and Family Bathroom. Practical features of the space include loft access, a ceiling light, radiator and a storage cupboard- ideal for organisation solutions.

Lounge / Diner

A generously proportioned living room with a main focal point of an electric fire set on a decorative hearth and wooden mantel above. There is a large UPVC double-glazed picture window with two frosted lower panels to the rear elevation which floods the space with natural light whilst offering lovely views of the rear garden. The room further provides a radiator, power points, a ceiling light, textured ceiling and direct access into the Kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units, offering plenty of storage, whilst complemented by a worktop and tiled splashback. There is ample space for essential appliances, including a cooker, washing machine, and fridge freezer. The room houses the boiler and practical features including an easy-to-maintain vinyl flooring, radiator, ceiling light and power points.

A UPVC double-glazed window to the rear provides natural light, while a matching UPVC double-glazed door offers convenient access to the garden.

Bedroom One

The main bedroom is of a generous size, offering space for plenty of bedroom furniture. The room has a UPVC double-glazed window to the front elevation, framing views of the Dee Estuary and beyond. Additional features include a textured ceiling, radiator, ceiling light and power points.

Bedroom Two

Also situated at the front of the property, capturing the views of the Dee Estuary through the UPVC double-glazed window, the room is well-proportioned. Additional features include a radiator, ceiling light and a textured ceiling.

Bedroom Three

Situated at the side elevation, the third bedroom can be utilised to create a nursery, home office or dressing room. There is a UPVC double-glazed window to the side elevation allowing natural light to fill the room, additionally, a radiator, ceiling light, textured ceiling and power points.

Bathroom

The bathroom comprises a three-piece suite including a low-flush W.C, pedestal sink with taps above and a panelled bath with an electric wall-mounted shower and adjustable head attachment above. Additional features of the room include a towel rail, partially tiled walls, ceiling light and carpet flooring. There is a UPVC double-glazed frosted window to the side elevation for added privacy and a radiator for extra warmth.

External

Situated on a generously sized plot, the property is approached via a driveway that provides ample off-road parking and leads to a detached garage. The front garden is mainly laid to lawn, offering a neat and welcoming entrance, with a pathway guiding you to the side and rear of the property.

To the side and rear, you'll find a spacious garden that enjoys a well-balanced mix of lawn and patio, all beautifully bordered by mature shrubs and planting. A charming patio area provides the perfect setting for al fresco dining, entertaining guests, or simply enjoying the outdoors in a private and tranquil space.

Detached Garage

Up-and-over metal garage door opens to ample storage space.

Tel: 01352 711170

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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

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MISDESCRIPTION ACT

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A satellite map of Pen-y-Maes, Wales, showing a yellow location pin and the text 'PEN Y MAES'.

Building 1 - Floor 0

Room	Dimensions (m)
Lounge / Diner	3.46 x 5.35
Bedroom	3.43 x 3.64
Bedroom	2.18 x 2.73
Bedroom	3.15 x 2.76
Bathroom	2.15 x 1.70
Kitchen	3.16 x 2.46
Storage	1.00 x 1.02
Hallway	0.94 x 3.87
Hallway	2.19 x 1.14

Building 2 - Floor 0

Room	Dimensions (m)
Garage	2.48 x 5.03

Approximate total area⁽¹⁾	78.9 m ²
Reduced headroom	0.3 m ²

Summary Table:

Building	Floor	Approximate total area ⁽¹⁾ (m ²)	Reduced headroom (m ²)
Building 1	Floor 0	78.9	0.3
Building 2	Floor 0	12.5	0.0

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G		71	81
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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