



2 Park Drive  
, Carmel, CH8 7DH

£190,000





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## Accommodation Comprises:

Pathway leads up to a composite door with double glazed frosted panels opening to:

### 'L' Shaped Reception Hall

Fitted entrance mat, wood effect laminate flooring, single panelled radiator, smoke alarm, loft hatch access and doors leading to:

### Lounge

14'5" x 10'8" exc bay window (4.40 x 3.26 exc bay window)

Featuring a wall mounted inset log effect gas living flame fire, double glazed UPVC bay window to the front elevation overlooking views of the Dee estuary, double panelled radiator, wood effect laminate flooring and TV point.

### Kitchen

10'11" x 6'11" (3.34 x 2.11)

Housing a range of wall and base units with complimentary work tops over, one and a half bowl stainless steel sink unit with drainer and mixer tap over. Built in 'Lamona' four ring electric hob with stainless steel extractor hood over, built in electric oven, void and plumbing for washing machine, integrated fridge/freezer and splash back tiles. Double glazed UPVC window to the side elevation, white UPVC door with double glazed frosted window opens to the garden, wood effect laminate flooring and inset spot lights. Single panelled radiator, wall mounted electric meters and smoke alarm.

### Bedroom One

11'8" x 9'8" exc wardrobes (3.56 x 2.94 exc wardrobes)

Fitted with a range of wardrobes with rails, double glazed UPVC window to the rear elevation, single panelled radiator, carpeted flooring and TV point.

### Bedroom Two

9'7" x 7'5" (2.92 x 2.25)

Double glazed UPVC window to the side elevation, single panelled radiator and carpeted flooring.

### Bedroom Three

8'8" x 7'10" exc wardrobe (2.65 x 2.40 exc wardrobe)

Fitted with a range of wardrobes with mirror sliding doors, double glazed UPVC window to the front elevation over looking views of the Dee estuary, single panelled radiator and wood effect laminate flooring.

### Bathroom

7'9" x 5'5" (2.37 x 1.64)

Modern three piece suite comprises: Low flush W.C, wall mounted vanity unit with inset sink unit and waterfall mixer tap over and deep tiled bath with central waterfall mixer tap over, wall mounted mains powered waterfall shower with shower attachment and fold out glass privacy screen. Fully tiled walls, tiled flooring, wall mounted mirror with back light, inset spot lights, wall mounted vanity units and extractor fan. Two double glazed frosted UPVC windows to the side elevation.

### Outside

#### To The Front

To the front of the property you will find a concrete driveway providing 'off road' parking for several vehicles and gives access to the Single Garage. The pathway leads around to the side of the property to the front door, you will also find a mainly laid to lawn garden with wood panelled fencing to the boundary.

### Single Garage

16'5" x 8'8" (5.00 x 2.64)

Up & over door, light and power. Door to the side opens on to the rear garden.

### To The Rear

To the rear of the property you will find a tiered garden designed with easy maintenance in mind. From the kitchen you walk out on to a large wooden decking area ideal for outdoor seating and furniture with wooden steps up to two mainly laid to lawn garden areas with concrete shed and wood panelled fencing to the boundaries.

### Council Tax Band

D

### EPC Rating

D

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Services

The agents have not tested the appliances listed in the particulars.

### 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.

### Misrepresentation 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.

### Loans

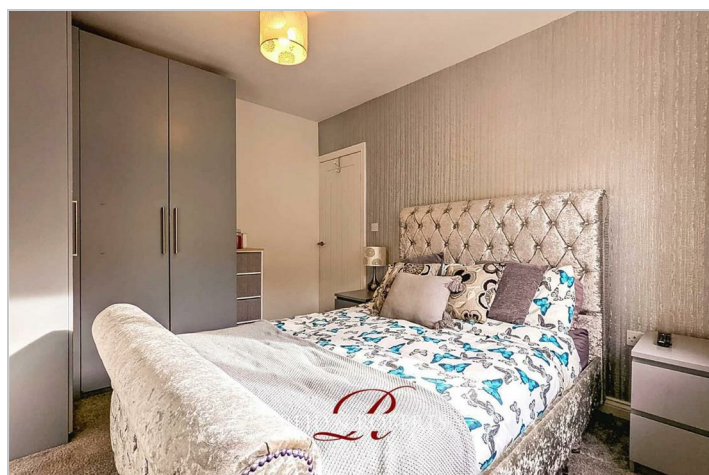
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Floor Plan

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

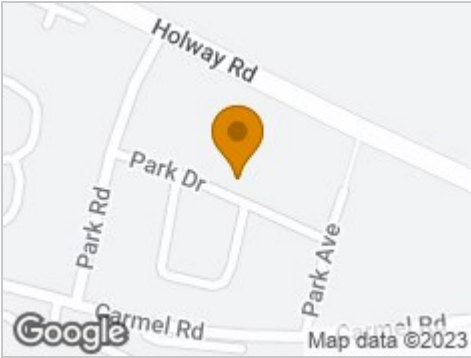
### Hours Of Business

Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm





Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our 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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