



40 Pen-Y-Maes Road

Holywell, CH8 7BB

By Auction £180,000



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Accommodation Comprises

Steps up to the UPVC door provide access to the property.

Entrance Hallway

The entrance hall provides access to the open-plan kitchen/ diner, bathroom and stairs to the first floor accommodation. There is a useful store cupboard, with the space finished with beams, a panelled radiator, ceiling light and power points.

Open-Plan Kitchen/ Diner

Fitted with a range of wall and base units with a complementary worktop over, the room includes a sink with swan-neck mixer tap and drainer, an integrated fridge freezer, dishwasher, oven and four-ring hob with extractor above. There is ample space for a dining table, making it ideal for entertaining.

Finishes of the room include exposed beams, ceiling and wall lights, carpet flooring, panelled radiators, power points, windows all-round and a door with glass insets.

Bathroom

Three-piece suite comprising a vanity unit with inset sink and taps, W.C and a bath with a wall-mounted electric shower with an adjustable handset. The room is complete with an internal glazed window, panelled radiator, extractor fan, ceiling light, partially tiled walls and storage cupboard.

First Floor Accommodation

Landing

The landing provides access to the living room. The space is finished with a window, panelled radiator, ceiling light and smoke alarm.

Living Room

Bright and characterful living room with exposed beams, creating an inviting space to unwind. The room is finished with a gas fire and surround, windows and doors opening on the circular balcony offering attractive views, power points, panelled radiators and ceiling and wall lights.

Second Floor Accommodation

Landing

Provides access to the main bedroom and shower room. The space is finished with a window, panelled radiator, ceiling light and smoke alarm.

Master Bedroom

A generous main bedroom with ample space for furniture. The focal point is the high ceiling and exposed beams, with finishing features including windows framing attractive views, ceiling light, panelled radiators, power points and a cupboard with bi-folding doors, practical for organisation solutions.

Shower Room

A convenient shower room including an wall-mounted electric shower, W.C and vanity sink with inset hand basin and taps. The space is completed with an extractor fan, ceiling light, vinyl flooring, partially-tiled walls and a window.

Third Floor Accommodation

Landing

Provides access to two further bedrooms. The space is finished with a window, panelled radiator, power point, ceiling light and smoke alarm.

Bedroom Two

Features of this room include a window, panelled radiator, ceiling and wall light, power points, exposed beams and a convenient built-in storage cupboard.

Bedroom Three

Currently used as a home office, this room is ideal to be utilised as an additional bedroom or additional reception room. Including panelled radiators, exposed beams, power points, ceiling and wall lights, windows and a useful integrated storage cupboard.

Fourth Floor Accommodation

Loft Room

Loft room utilised as an additional bedroom or reception room with finishes including ceiling lights, power points and practical built-in storage cupboards. A Mezzanine with a W.C and doors leading to decked area offering 360 degree views.

External

The property is approached via a wooden gate for access to the well-maintained gardens, stone outbuilding and ample off-road parking.

BY AUCTION

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Tel: 01352 711170

The property is being sold via a transparent online auction.

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Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Legal Pack Information

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon

agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

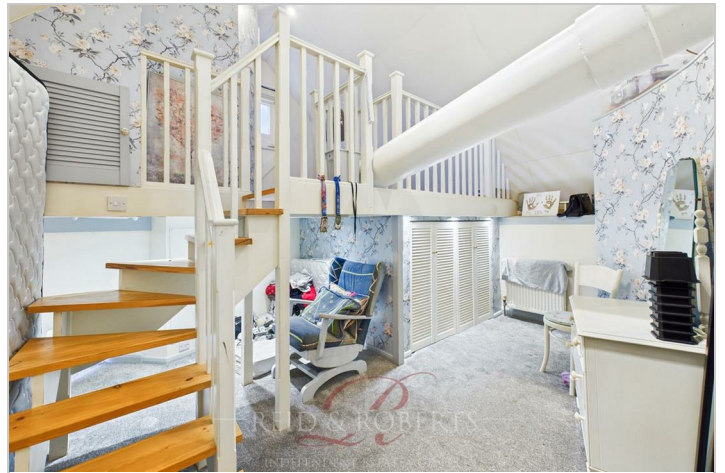
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Road Map



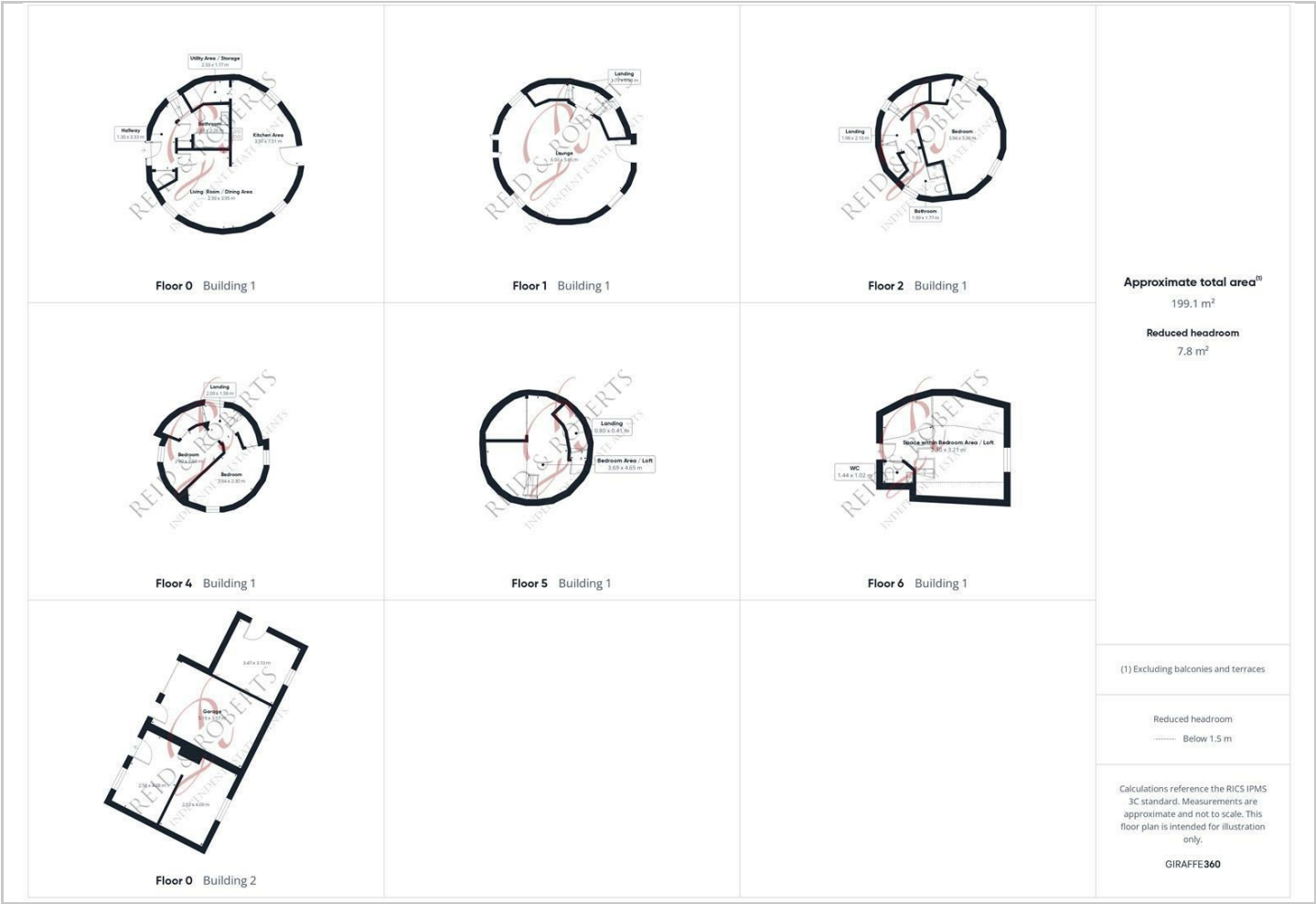
Hybrid Map



Terrain Map



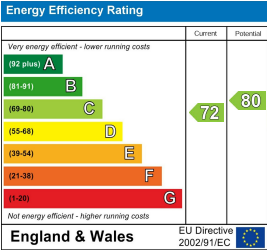
Floor Plan



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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