



Windsor Park

, Carmel, CH8 8NN

O.I.R.O £220,000



Reid & Roberts are pleased to offer For Sale the above Two Bedroom Detached Bungalow situated in the sought after location of Carmel with stunning views over open fields and towards the Dee Estuary and provides versatile accommodation.

In brief to accommodation comprises: Entrance hall providing access to the lounge which has stunning views of open fields and towards the Dee Estuary. Dining room, kitchen, utility, two bedrooms and a bathroom.

The front of the property is approached via paved steps leading up to a spacious and elevated front garden with shrubs and flower beds and is bound by mature hedging and wood panelled fencing. Paved steps and path continue to both sides of the property and are both approached via wooden gates opening to both sides of the property which lead to the rear garden.

To the rear of the property you will find an elevated and tiered garden with patio areas ideal for outdoor furniture and al fresco dining. Steps leading up to the top of the garden where you can sit and enjoy the stunning views of open fields and towards the Dee Estuary. You will also find a wooden gate that leads to an allocated parking space.



Accommodation Comprises

Steps up to Upvc front door with double glazed decorative unit opens into:

Entrance Hall

Dado rail, loft access with pull down ladder, single panelled radiator, coved and textured ceiling. Doors into the lounge, dining room, two bedrooms and a bathroom.

Lounge 11'0" x 11'11" not inc bay window (3.36 x 3.63 not inc bay window)

Single panelled radiator, picture rail, coved and textured ceiling. Upvc double glazed bay window with leaded top opener to the front elevation with stunning views over open fields and towards the Dee Estuary.

Dining Room 11'0" x 10'4" (3.36 x 3.14)

Dado rail, single panelled radiator, coved and textured ceiling. Built-in storage cupboard housing newly fitted boiler and shelving providing extra storage. Upvc double glazed window with leaded top opener to the side elevation. Door into lounge and kitchen.

Kitchen 10'2" x 6'0" (3.09 x 1.82)

Housing a range of wall and base units with worktop surfaces over. 1 ½ sink with drainer and mixer tap over. Space for oven, extractor fan, tiled splashback and tiled effect vinyl flooring. Upvc double glazed window with leaded top opener to the side elevation and Internal Upvc double glazed window with leaded top opener to the rear elevation and opening into:

Utility 10'9" x 5'10" (3.27 x 1.77)

Wood panelled ceiling, recessed downlights, tiled flooring, void and plumbing for washing machine, space for fridge / freezer and Upvc double glazed windows to the side and rear elevation and Upvc door with double glazed frosted unit opening to the side of the property and into the garden.

Bathroom 5'10" x 6'0" (1.79 x 1.82)

Three piece suite comprising: Low flush W.C, pedestal sink and wood panelled bath. Partially tiled walls, tiled flooring, single panelled radiator and Upvc double glazed frosted window with leaded top opener to the rear elevation.

Bedroom One 11'0" x 12'2" (3.35 x 3.70)

Two wall lights, ceiling light, single panelled radiator, coved and textured ceiling. Upvc double glazed window with leaded top opener to the front elevation with stunning views toward the Dee Estuary.

Bedroom Two 11'1" x 11'11" (3.39 x 3.64)

Ceiling light, single panelled radiator and Upvc double glazed window with leaded top opener to the rear elevation.

Outside

The front of the property is approached via paved steps leading up to a spacious and elevated front garden with shrubs and flower beds and is bound by mature hedging and wood panelled fencing. Paved steps and path continue to both sides of the property and are both approached via wooden gates opening to both sides of the property which lead to the rear garden. To the rear of the property you will find an elevated and tiered garden with patio areas ideal for outdoor furniture and al fresco dining. Steps leading up to the top of the garden where you can sit and enjoy the stunning views of open fields and towards the Dee Estuary. You will also find a wooden gate that leads to two allocated parking spaces.

Council Tax Band C (C)

Directions

From the agents office take the ring road out on to Holway road continue on this road turning left just after the Garage onto Carmel Road, continue up the hill and the property is elevated and will be observed on the left hand side.

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.

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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.

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.

Misrepresentation Act 1967

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.

Do You Have A Property To Sell?

Please call our office on 01352 711170 and our staff will be happy to arrange a free no obligation market appraisal for you.

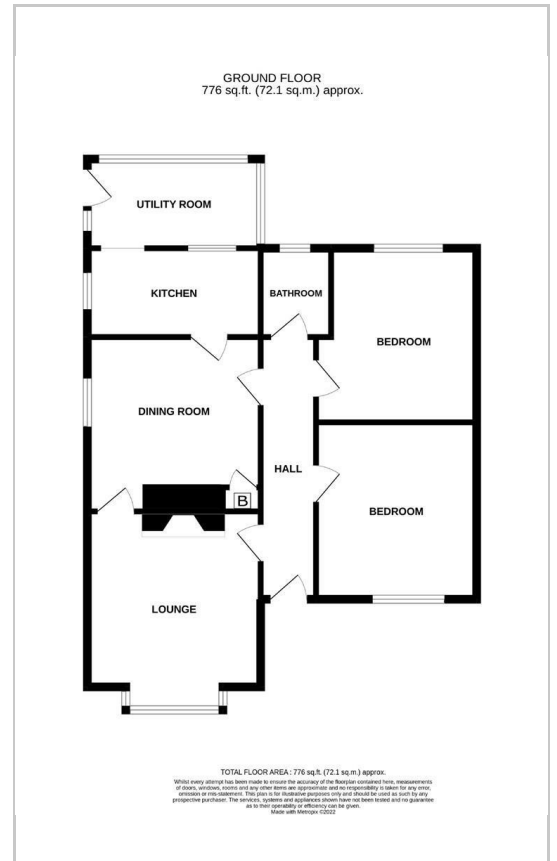
House of Business

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

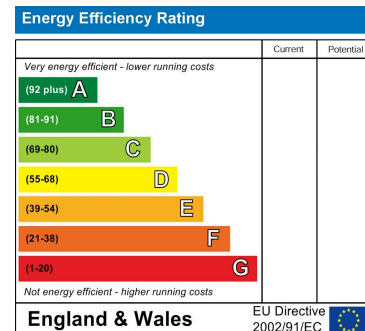
Area Map



Floor Plans



Energy Efficiency Graph



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