



42 Ffordd Pandarus

Mostyn, Holywell, CH8 9PJ

Offers Over £160,000



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Accommodation Comprises

Step up through the UPVC front door into the:

Entrance Porch

Finished with decorative tile-effect vinyl flooring and two UPVC double-glazed windows that fill the space with natural light, the entrance porch provides practical storage solutions for coats and shoes. A second UPVC door with glazed insets leads into the property.

Hallway

The hallway provides direct access into the kitchen/diner and living room. Having a useful under-stair storage cupboard, a panelled radiator, wood-effect laminate floor, ceiling light and a smoke alarm, a feature brick wall enhances the property's rustic charm.

Stairs with a UPVC double-glazed window to the side elevation lead to the first floor accommodation.

Living Room

A spacious and inviting dual-aspect living room enjoying an abundance of natural light through UPVC double-glazed windows to the front and rear elevations, peacefully overlooking the gardens. The room centres around an attractive feature cast iron fireplace with display alcoves, creating a welcoming focal point, while wood-effect laminate flooring enhances the contemporary feel. Further benefitting from a panelled radiator, ceiling light and power points, this versatile reception room provides an ideal space for both relaxing and entertaining.

Kitchen/Diner

The kitchen/diner is thoughtfully designed to provide both functionality and a welcoming space for everyday family life.

Fitted with a range of wall, base and drawer units topped with complementary work surfaces and a tiled splashback, there is a stainless steel sink with drainer and swan-neck mixer tap and space for a freestanding cooker beneath an extractor hood. There is a continuous flow of wood-effect laminate flooring, while a UPVC double-glazed window overlooks the rear garden, filling the room with natural light. Additional features include a panelled radiator, ceiling light and ample power points, with space to accommodate a dining table. A doorway leads into a useful storage space, complete with a ceiling light and power points, previously housing a fridge freezer with the potential to be utilised as a pantry.

A wooden door with glazed insets leads into the rear hall.

Rear Hall

A useful rear hall provides access into the utility room and out to the garden via a UPVC door. Complete with wood-effect laminate flooring and ceiling light, a cupboard neatly houses the boiler with additional room for storage needs.

Utility Room

Housing wall units, there is space for undercounter appliances with complementary worktop surfaces above. Finishes include tiled flooring, power points, an extractor fan, ceiling light and dual-aspect UPVC double-glazed windows to the front and side elevations.

First Floor Accommodation

Landing

Having a UPVC double-glazed window to the front elevation, ceiling light, power points, smoke alarm and loft access, the landing provides access to three bedrooms and family bathroom. A convenient cupboard allows for practical hanging and shelving needs.

Bedroom One

Situated at the rear of the property, this well-proportioned main bedroom allows for a double bed and additional furniture. Finishes include a UPVC double-glazed window, a panelled radiator, ceiling light and power points.

Bedroom Two

A comfortable second bedroom with space for additional furniture. Complete with a panelled radiator, ceiling light and power points, a UPVC double-glazed window overlooks the rear garden.

Bedroom Three

Offering a dedicated open wardrobe area with shelving and a hanging rail, ceiling light, power points, a panelled radiator, wood-effect laminate flooring and a UPVC double-glazed window to the side elevation, this third bedroom can be utilised as a single bedroom, nursery, home office or dressing room.

Bathroom

The family bathroom is appointed with a contemporary three-piece suite comprising a W.C, pedestal sink with a mixer tap, and a panelled bath with mixer tap, complemented by a wall-mounted electric shower with an adjustable handset and shower screen. Fully tiled walls and tile-effect vinyl flooring provide a practical yet stylish finish, while additional features include a panelled radiator, extractor fan, ceiling light, and a UPVC double-glazed frosted window to the front elevation, allowing natural light to fill the room whilst maintaining privacy.

External

The property is approached via wrought iron gates providing access to the designated off-road parking area suitable for two vehicles, with a second wrought iron gate and steps down to a pathway for additional pedestrian access. A well-maintained spacious front lawn offers a welcoming first impression, all neatly bordered by mature hedges and wooden fence panels for added privacy. From here, you are welcomed into the property via the entrance porch, or convenient access into the rear garden via the side gate.

Tel: 01352 711170

A generously sized and enclosed rear garden, predominantly laid to lawn, offers an excellent outdoor space for families, entertaining or future landscaping. A paved patio and dedicated pebbled area with corner seating both provide the perfect spot for outdoor seating, while a useful storage shed offers practical external storage. The garden is completely bordered by wooden fence panels for privacy and further benefits from a gated side access leading conveniently to the front garden, making everyday access simple and practical.

COUNCIL TAX BAND B

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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.

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TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



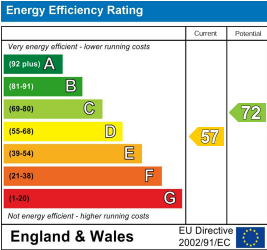
Floor Plan



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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