



## Rosedale Main Road

Ffynnongroyw, Holywell, CH8 9SN

£160,000



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## Accommodation Comprises:

Step up to UPVC door opening into:

### Entrance Hall

The entrance hall sets the tone for the rest of the home, warm, welcoming, and full of character. Featuring a UPVC double glazed frosted window to the side elevation which allows natural light to brighten the space, a radiator, power points, built-in cupboard housing electric meter and fuse box, stairs leading to the first floor accommodation with under-stairs storage area housing wall mounted gas combi boiler and extra storage space and access to the main living areas.

From the hallway, doors lead into the lounge, dining room/sitting room, and kitchen, providing a seamless flow throughout the ground floor.

### Lounge

A warm and inviting space with a feature log burner set in exposed brick and on a slate hearth, perfect for cosy evenings. The large UPVC double glazed bay window to the front elevation floods the room with light. Traditional picture rails add character and complemented by a radiator and power points.

### Dining Room / Sitting Room

A versatile room with a decorative fireplace surround, radiator, power points, and a rear-facing UPVC double-glazed window overlooking the garden. Ideal as a dining space, snug, or additional sitting room.

### Kitchen

The heart of the home, this modern and stylish kitchen has been thoughtfully designed with both practicality and aesthetics in mind. It offers a wide range of contemporary wall and base units with complementary worktop surfaces and tiled splashbacks, providing plenty of workspace and storage. A tall cupboard with chrome handles creates a sleek finish while offering exceptional storage – perfect for pantry items, cleaning essentials, or larger kitchen equipment.

The kitchen is fitted with a built-in oven and grill, electric hob, and a stainless steel and glass extractor hood above. A composite sink with drainer and elegant swan neck mixer tap sits beneath a frosted UPVC double glazed window to the rear elevation and space is provided for a washing machine and freestanding fridge/freezer.

Stylish spotlighting and wood-effect laminate flooring complete the look, adding warmth and sophistication.

Natural light floods the room through the UPVC double glazed windows, while a matching UPVC rear door opens directly to the garden – making this a bright, practical, and highly sociable space, ideal for everyday family life as well as entertaining.

### First Floor Accommodation

#### Landing

With loft access, smoke alarm, radiator, and a UPVC double glazed frosted window to the side elevation. The landing connects to all three bedrooms and the bathroom.

#### Bedroom One

A generous and inviting double bedroom, featuring a UPVC double-glazed bay window to the front elevation that floods the room with natural light. The space is thoughtfully designed to accommodate a super king-sized bed, along with ample room for wardrobes, dressers, and additional furniture. Also includes a radiator and power points, while traditional picture rail detailing adds character and a touch of period charm, making this a truly welcoming master retreat.

#### Bedroom Two

A spacious and bright double bedroom offering views of the rear garden through a UPVC double-glazed window. The room enjoys plentiful natural light and is well-proportioned to suit a variety of furniture layouts, from wardrobes and chest of drawers to a cosy reading nook with a radiator and power points.

#### Bedroom Three

A versatile and well-sized room, perfect as a nursery, home office, or guest bedroom. A front-facing double glazed window allows light to fill the space, and the room is equipped with a radiator and power points. Its adaptable layout makes it an ideal addition for growing families or those working from home.

#### Bathroom

A stylish and contemporary bathroom fitted with a three-piece suite, including a W.C, pedestal sink with mixer tap, and a panelled bath complete with a wall-mounted electric shower. The space is elegantly finished with partially tiled walls and stone effect ceramic tiled flooring, combining practicality with a modern aesthetic. Natural light filters through a UPVC double-glazed frosted window to the rear elevation, ensuring both privacy and brightness, while creating a fresh and inviting atmosphere.

#### External

The front of the property is approached via a block-paved driveway

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providing convenient off-road parking for two vehicles, bordered by mature hedging and fencing for added privacy and curb appeal. A gated side entrance grants easy access to the rear garden, combining practicality with a secure layout.

The enclosed rear garden is designed for low-maintenance enjoyment, featuring a laid-to-lawn area with a pathway leading to a shed, ideal for additional outdoor storage. Surrounded by wooden panelled fencing.

### VIEWING ARRANGEMENTS

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.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

### INDEPENDENT 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.

### 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.

### LOANS

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

### MISDESCRIPTION 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.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



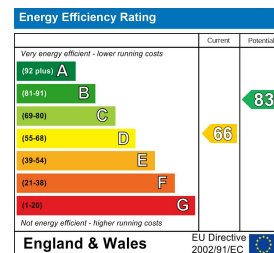
## Floor Plan



## 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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