



## 6 Ffordd Beuno

Holway, Holywell, CH8 7PA

Offers In The Region Of £220,000



# 6 Ffordd Beuno

Holway, Holywell, CH8 7PA

## Offers In The Region Of £220,000



### Accommodation Comprises

A composite door with a decorative frosted glass inset leads into the property.

### Entrance Hall

The bright entrance sets the tone for the rest of the home and offers access into the living room and utility room. The electric meter is thoughtfully hidden, with a door blending into the modern décor, and is finished with wood-effect laminate flooring and a ceiling light.

### Living Room

A beautifully presented and spacious living room ideal for relaxing or entertaining, finished in a contemporary style with a warm and inviting atmosphere. The room features wood-effect laminate flooring throughout, spotlights and pendant lighting, power points, loft access and a panelled radiator. A large UPVC double-glazed window to the front elevation floods the space with ample natural light.

The layout flows seamlessly through to the adjoining areas, with an open passage leading towards the kitchen/breakfast room and doors into the second reception room, family bathroom and bedroom two, making it ideal for modern living.

### Kitchen / Breakfast Room

Bright, spacious, and thoughtfully laid out, the kitchen/breakfast room serves as the heart of the home, ideal for both everyday family life and effortless entertaining. The space features a stylish range of wall, base and soft-close drawers units with a complementary quartz worktop and upstand, combining ample practical storage organisation and modern appeal.

Integrated appliances include a built-in oven and separate microwave/oven/grill, induction hob with extractor hood above and splashback, a one-and-a-half bowl sink with drainer grooves and a boiling water pull-out mixer tap and a dishwasher. Additional highlights include space for a fridge freezer, wood-effect laminate flooring, spotlights and pendant lighting, power points, a sky light for added natural lighting and a breakfast bar area, offering a more relaxed eating/seating space.

Access into the sunroom via sliding doors and into the main bedroom.

### Sunroom

This sunroom offers a peaceful and versatile sanctuary, with views out to the rear garden and is ideal as a dining area, additional living space, or an occasional third bedroom, it adapts easily to a variety of lifestyle needs. Built on a dwarf rendered brick wall and surrounded by UPVC double-glazed windows, the space has been modernised with a fully insulated roof to allow for year-round enjoyment. Spotlights, wood-effect

laminate flooring, power points, a panelled radiator and a large sky light ensures a flexible space for a variety of lifestyle needs and comfort in every season.

UPVC double-glazed French doors open out onto the patio area for seamless indoor outdoor living.

### Utility Room

Previously the main kitchen area, this space has been thoughtfully redesigned to utilise space as much as possible. With convenient access to the side of the property via a UPVC door with double-glazed frosted glass insets, there is ample storage and worktop space, and currently houses the boiler and a one-and-a-half-bowl stainless steel sink with a drainer and swan-neck mixer tap, with room for appliances including a washing machine and dryer.

A UPVC double-glazed window to the front elevation, a panelled radiator, power points, wood-effect laminate flooring and fluorescent strip lighting complete the room.

### Bathroom

A fresh family bathroom comprising a W.C, vanity sink with a mixer tap and a bath with taps and wall-mounted mains-powered shower with an adjustable handset and screen. Finishes of the space include a wall-mounted chrome heated towel rail, extractor fan, ceiling light and a UPVC double-glazed frosted window to the side elevation ensuring privacy. Marble-effect tiled flooring and PVC walls and ceiling allow for easy cleaning.

### Bedroom One

A spacious double bedroom situated at the rear of the property, with a UPVC double-glazed window offering peaceful views of the garden. The room includes wood-effect laminate flooring, a panelled radiator, power points, spotlights and loft access.

A door leads into the en-suite shower room.

### En-Suite

A striking, contemporary en-suite shower room off of the main bedroom. The space comprises a Geberit W.C, wall-mounted vanity unit with twin sinks and wall-mounted mixer taps and an enclosed mains-powered shower with an adjustable handset.

Finishes of the space include spotlights, a wall-mounted heated towel rail, extractor fan, marble-effect tiles and a stone feature wall and a UPVC double-glazed frosted window to the side elevation enhances natural light whilst maintaining privacy.

### Bedroom Two

A well-proportioned second bedroom, currently featuring a single bed

and additional furniture. The space is complete with a panelled radiator, ceiling light, power points, wood-effect laminate flooring and a UPVC double-glazed window to the side elevation.

### Office / Second Reception Room

A useful second reception room, currently used as a home office. Featuring spotlights, a ceiling light, a panelled radiator, and power points, this versatile space could also be ideal as a small playroom, hobby room, or study, depending on your needs.

### External

The front of the property is approached via a driveway providing off-road parking for two/ three vehicles, bordered by established shrubs and wood fencing. Steps with handrails and a paved ramp lead up to the front door. A side gate provides access to the rear garden.

Recent additions include an EV charger point and solar panels with a battery storage.

The rear garden is a peaceful sun trap, made up of paved patio and lawn areas. Steps up to the paved patio area, supported by handrails, is the perfect outdoor space for entertaining or al fresco dining. From here, a charming archway creates a focal point onto the lawn, which has been recently seeded, and bordered by soil beds with an array of small plants adding colour and . A small pond, surrounded by stones adds a decorative and peaceful corner to the garden

A spacious side access houses the inverter with space for outdoor storage containers.

### 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.

### 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.

### 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.

### 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.

### LOANS

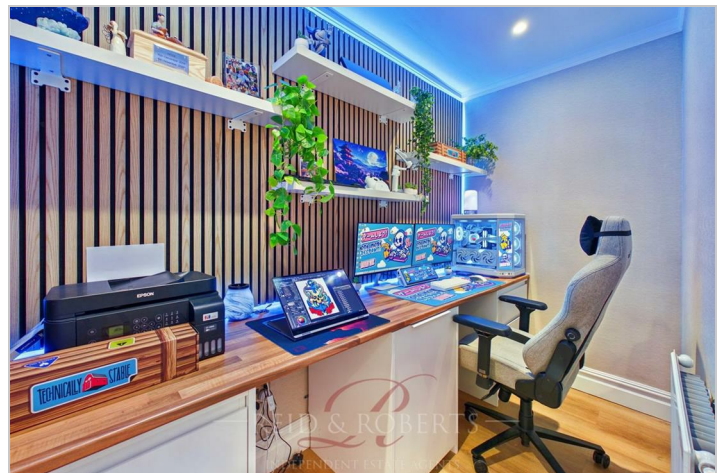
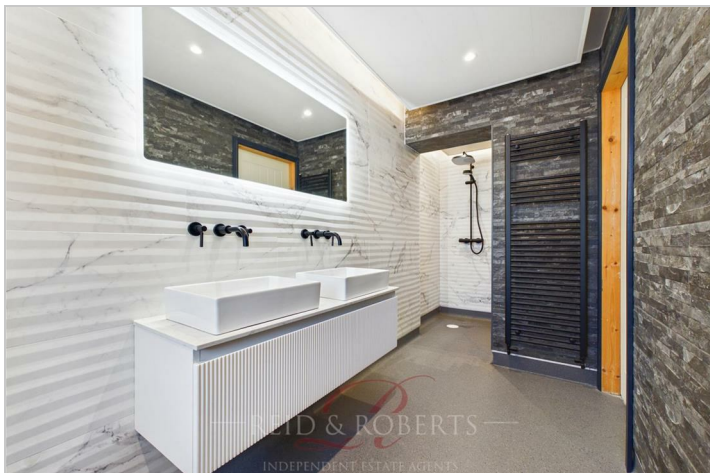
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MONEY LAUNDERING REGULATIONS

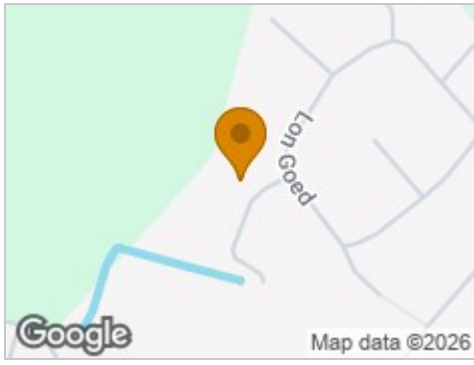
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



## Road Map



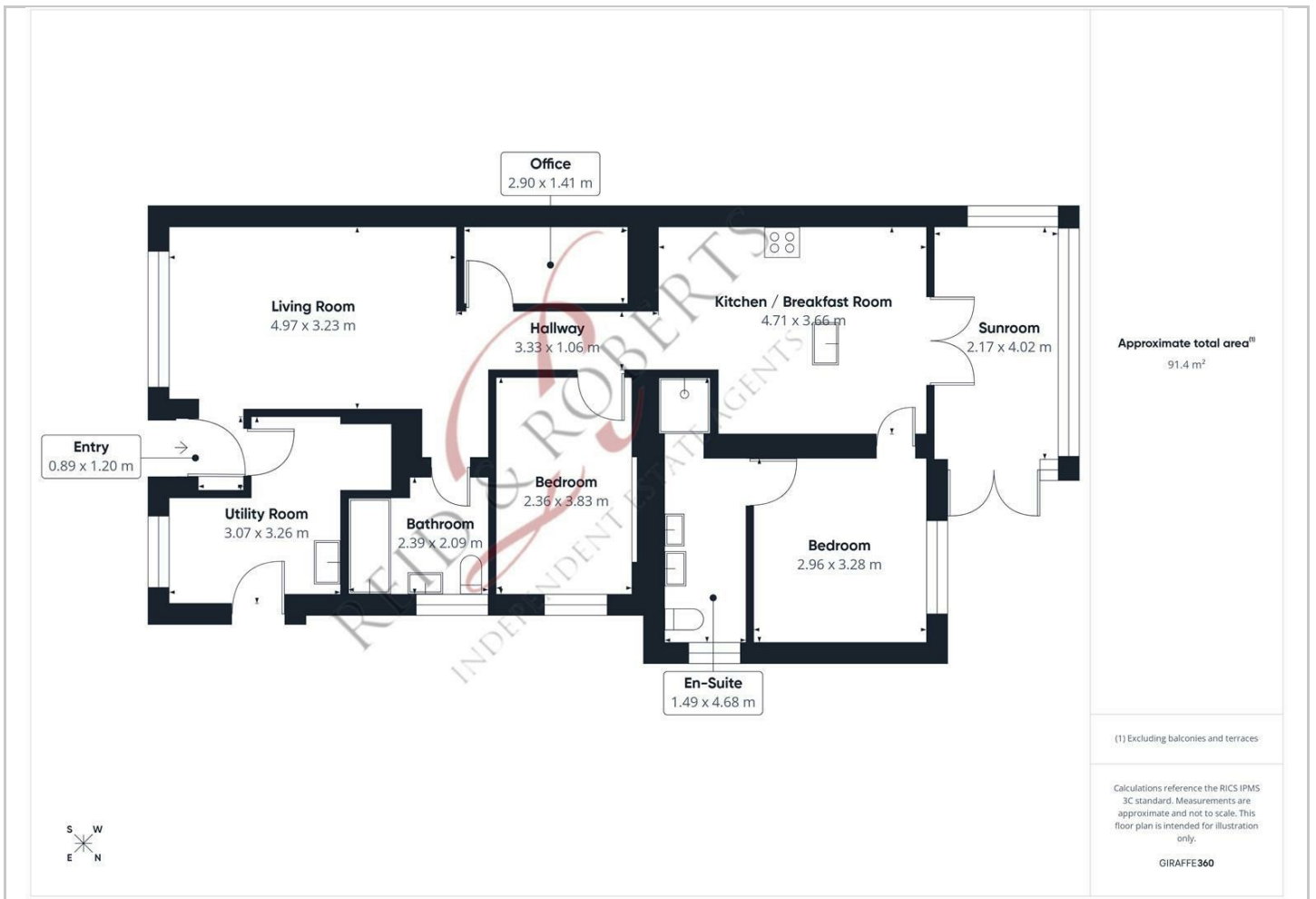
## Hybrid Map



## Terrain Map



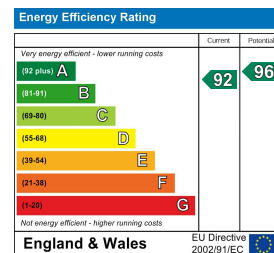
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.