



1 Dee View Cottages Holway Road
Holywell, CH8 7NS

Offers In The Region Of £145,000



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Accommodation Comprises:

A gated entrance opens to a pathway leading to a white UPVC double-glazed front door, providing a welcoming entry into the home.

Lounge

Step into a bright and inviting lounge, thoughtfully designed for comfort and style. A modern pebble-effect fireplace with a marble hearth and surround offers an attractive focal point, perfect for cosy evenings. The room features wood-effect laminate flooring, wall-mounted shelving for added practicality, and a radiator. A UPVC double-glazed window to the front elevation fills the space with natural light, while a decorative internal door provides a seamless transition into:

Kitchen / Breakfast Room

A bright and functional space fitted with a range of wall and base units topped with complimentary worktop surfaces and a built-in breakfast bar, perfect for casual dining. The kitchen includes an integrated electric oven with gas hob and extractor hood, space for a washing machine, and a fridge/freezer. A stainless steel sink with mixer tap over. UPVC double glazed window, to the rear elevation provides stunning views over the rear garden, open fields and towards the Dee estuary. The room is finished with wood-effect flooring and is further enhanced by a charming original cast iron oven and fireplace, adding a touch of character and period charm.

A turned staircase leads up to the first floor accommodation, while a separate staircase descends to the lower ground level.

First Floor Accommodation

Stairs lead from the kitchen upto the first floor

Landing

Featuring a beautiful new neutral carpet, smoke alarm and loft access.

Main Bedroom

A generously sized double bedroom featuring a beautiful new neutral carpet, radiator, and power points, with ample space for additional bedroom furniture. A UPVC double glazed

window to the front elevation allows for plenty of natural light, creating a bright and welcoming atmosphere.

Bedroom Two

Enjoying stunning views over the rear garden, open fields, and stretching towards the Dee Estuary, this charming room benefits from a UPVC double glazed window to the rear elevation. The pitched ceiling adds character, while a built-in high sleeper bed with storage space below and an additional overhead cupboard make excellent use of the space. The room also features exposed floorboards, a radiator and power points, combining practicality with a touch of rustic charm.

Bathroom

A modern three-piece suite comprising a low-flush WC, pedestal hand wash basin, and a panelled bath with a wall-mounted power shower and glass screen above. The space is finished with partly tiled walls and wood-effect laminate flooring, complemented by a wall-mounted towel rail radiator and a window to the rear elevation allows for natural light and ventilation.

Lower Ground Floor Accommodation

Office / Occasional Bedroom Three

This versatile lower ground floor room offers flexible use as a home office, hobby room, or occasional guest bedroom. Character features include exposed ceiling beams. The room also houses a wall-mounted boiler and is fitted with a smoke alarm, radiator, and a UPVC double-glazed window with views over the rear garden, open fields, and stretching towards the Dee Estuary. A frosted-glass UPVC door provides direct access to the rear garden, making this room ideal for both work and relaxation.

External

Externally, the property is approached via a gated entrance leading to a pathway that guides you to the front door, accompanied by a low-maintenance front garden for easy upkeep and added kerb appeal and to the rear of the property you will find a generously sized garden offers breathtaking views over the surrounding fields and towards the distant Dee-Estuary, creating a truly tranquil backdrop. A paved patio

area provides the perfect setting for alfresco dining or relaxing in the sun, complemented by a practical washing line. The garden also features an attractive golden gravel section and a decked area, ideal for outdoor seating which also includes a wooden storage shed that adds convenient storage. There is also a good sized mainly laid-to-lawn area, beautifully framed by a variety of mature shrubs, bushes, and plants, along with raised flower beds and is bound by hedges and wood panelled fencing.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroborts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts 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.

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



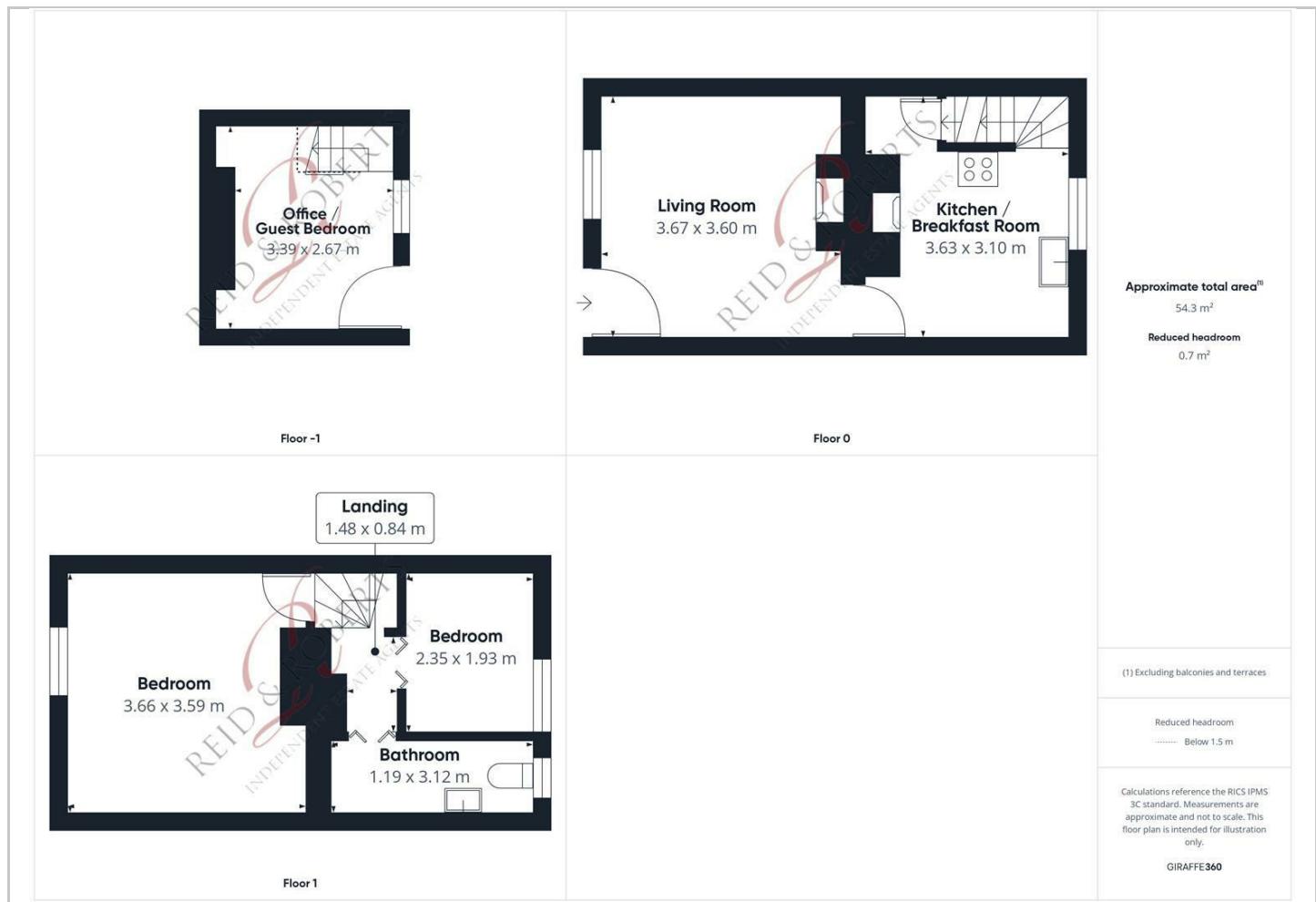
Hybrid Map



Terrain Map



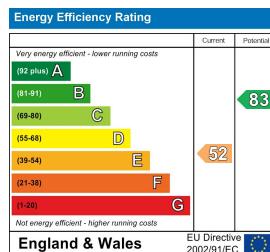
Floor Plan



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



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