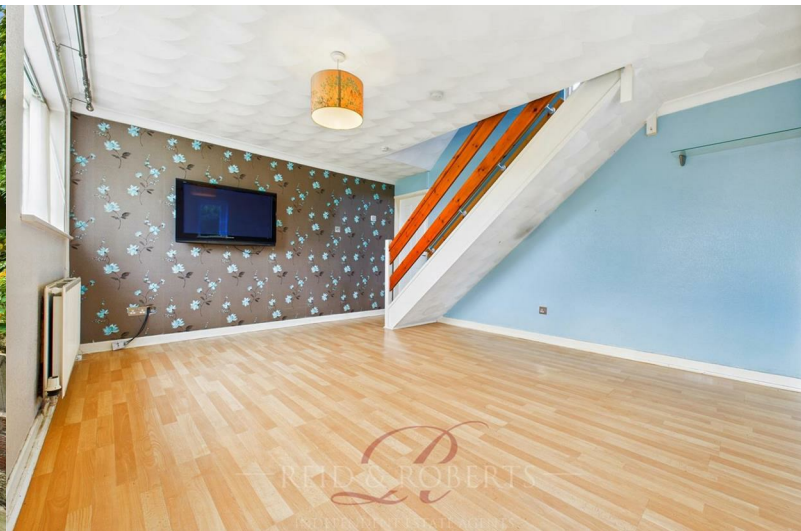




18 Bryn Felin

Pentre Halkyn, Holywell, CH8 8JU

£170,000



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Accommodation Comprises

A UPVC double-glazed door with a frosted decorative inset opens into:

Living Room

The room features wood-effect laminate flooring, ceiling light, power points, radiator and a UPVC double-glazed window to the front elevation providing ample natural light.

Access to the kitchen and first floor accommodation.

Kitchen/ Diner

The spacious kitchen is fitted with a range of wall and base units complemented by worktop surfaces and a tiled splashback. Additional features include an extractor fan, one and a half bowl stainless steel sink with drainer and mixer tap above, neatly hidden boiler, radiator, ceiling light, power points, tiled flooring and space for a small dining table. A UPVC double-glazed window to the rear elevation provides natural light and views of the garden. There is plenty of storage with space for a cooker, washing machine and under counter fridge freezer.

A UPVC double-glazed door provides direct access to the side of the property leading you to the rear garden and a gate to the front garden.

First Floor Accommodation

Landing

The landing offers access to the three bedrooms and family bathroom. Practical features include a UPVC double-glazed window to the side elevation, ceiling light, smoke alarm and loft access.

Bedroom

A generous double bedroom situated at the rear of the property. A UPVC double-glazed window to the rear elevation provides ample natural light, enhanced by a ceiling light, with practical features including vinyl flooring,

radiator and power points. A storage space can be conveniently transformed into a wardrobe.

Bedroom

Another spacious bedroom including fitted wardrobes. A UPVC double-glazed window to the front elevation frames views over the Dee Estuary and beyond. Additional features including vinyl flooring, radiator, ceiling light and power points.

Bedroom

The third bedroom offers space to be utilised as a nursery or home office. Features include a ceiling light, a UPVC double-glazed window to the front elevation, radiator and power points.

Bathroom

The stylish family bathroom comprises a W.C, pedestal sink with taps and a panelled bath with a mains powered shower and adjustable head attachment above.

Additional features of the room include tile-effect vinyl flooring, a sleek tiled bath area, ceiling light, chrome towel rail and a UPVC double-glazed frosted window to the rear elevation.

External

To the front, the property is set within a beautifully maintained garden, comprising mature trees and vibrant shrubs, creating a sense of privacy and a welcoming first impression. The spacious lawn provides plenty of room for outdoor enjoyment and a pathway leads you to the front door and further to the side gate for easy access to the rear garden.

The rear garden is a mix of paved and planted areas, providing low-maintenance appeal. Steps leading up to an additional patio is the perfect area for outdoor seating or storage space. Enclosed by fencing for privacy, this area has the opportunity to create a peaceful retreat and a charming spot for enjoying the outdoors.

Tel: 01352 711170

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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.

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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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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

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MAKE AN OFFER

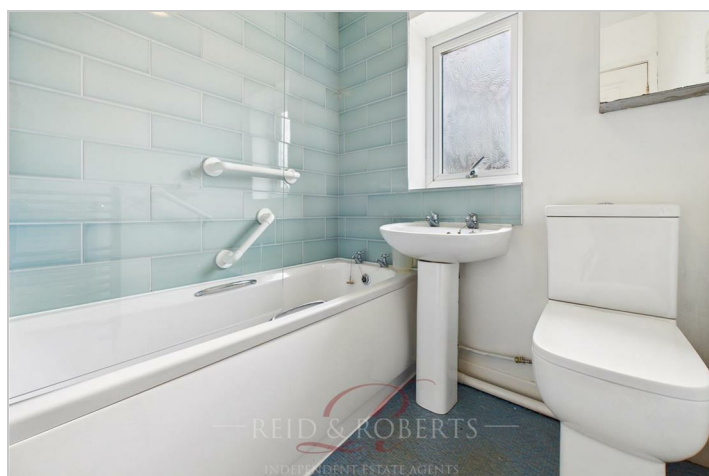
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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

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Road Map



Hybrid Map



Terrain Map



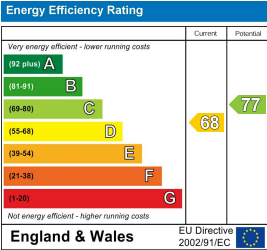
Floor Plan



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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