



## 2 The Marsh Main Road

Ffynnongroyw, Holywell, CH8 9UB

£70,000



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## Entranch Porch

Accessed via a characterful stable door with a UPVC double glazed window, this welcoming entrance features wood-effect laminate flooring and opens directly into the main living area.

## Living Room

Full of character with its beamed ceiling and fireplace, this front-facing room benefits from a UPVC double glazed window and a radiator. An open archway provides a seamless flow into the dining area.

## Dining Area

The exposed beams continue into this space, which also features a radiator and staircase rising to the first floor. A large interior window opening connects to the kitchen area.

Doorway opening into:

## Kitchen Area

Currently a blank canvas ready for a new fitted kitchen, this space houses the gas combi boiler and offers access to the loft. It includes UPVC double glazed windows to the rear elevation and a stable door opening out to the rear garden, ideal for bringing in natural light and fresh air.

## First Floor Accommodation

### Landing

Provides access to the bedroom and an additional room perfect for use as a study, dressing room, or walk-in wardrobe.

## Bedroom

A well-proportioned double room with a radiator and UPVC double glazed window to the front elevation.

## Study / Wardrobe Area

A flexible space featuring built-in storage and a UPVC double glazed window to the rear elevation. Ideal as a home office or dressing room.

Sliding door opens into:

## Bathroom

Fitted with a white three-piece suite comprising WC, pedestal basin, and panelled bath with mains-powered shower. Additional features include vinyl flooring, an extractor fan, and a handy storage cupboard.

## External

Accessed via a private gate off the main road (located beside Pander Kitchen Chinese takeaway), a pathway leads to the front entrance.

To the rear of the property you will find a generously sized garden, a true blank canvas with scope to create a tranquil outdoor retreat, entertaining area, or productive garden, depending on your vision.

## VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

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

Tel: 01352 711170

## 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

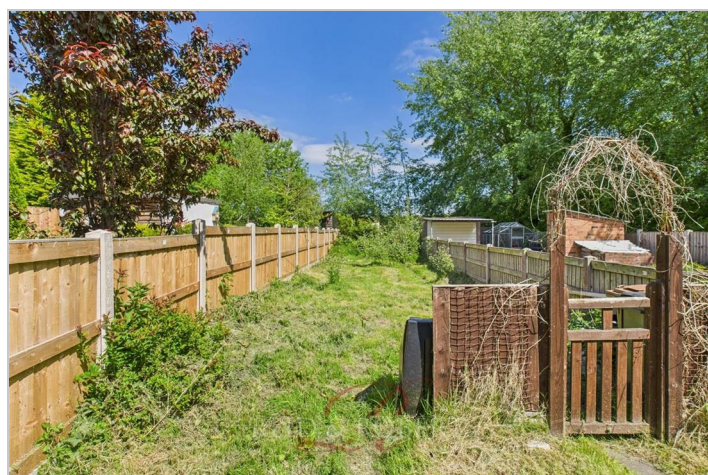
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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

## 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



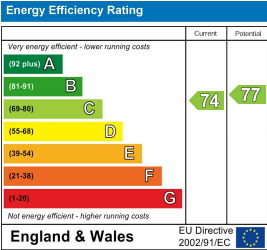
Floor Plan



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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