REID & ROBERTS

INDEPENDENT ESTATE AGENTS



31 Abbots Walk

, Pen Y Maes, CH8 7BY

£150,000

3 1 3 B

THREE BEDROOM END TERRACE • FIELD & DEE ESTUARY VIEWS TO • CONSERVATORY • LOW MAINTENANCE REAR GARDEN • CLOSE TO THE TOWN CENTRE AND HIGHLY REGARDED SCHOOLS • ENERGY EFFICIENT HOME WITH EPC RATING B

With delightful views to the rear and a conservatory that opens onto the garden, this three bedroom end terrace offers a welcoming layout for everyday family life. The town centre, local amenities and highly regarded schools are all close by.

An archway connects the lounge and dining room, with patio doors leading into the conservatory. The fitted kitchen has space for a range style cooker and a door providing access to the side and rear. Upstairs are three bedrooms and a fully tiled family bathroom.

French doors open from the conservatory onto the enclosed, low maintenance paved garden, with room for outdoor furniture for al fresco dining. A timber shed and brick built store provide handy outdoor storage, while







Accommodation Comprises
A pathway with steps leads down to the entrance, while a side gate opens onto a path providing access to the rear garden.

Hall
Wood effect laminate flooring, radiator, UPVC double glazed window to the side elevation with stairs leading to the first floor accommodation with understairs storage and a door into the lounge.

Lounge
A welcoming reception room with wood effect laminate flooring, a decorative and coved ceiling and a UPVC double glazed window to the front elevation. The room also features a radiator and an archway opening through to the dining room.

Dining Room
The dining room flows through from the lounge and features wood effect laminate flooring and a radiator. UPVC double glazed patio doors open into the conservatory, while a separate door leads into the kitchen.

Kitchen
The kitchen is fitted with a range of wall and base units with worktops, tiled splashbacks and a sink with a drainer and mixer tap. There is space for a range style cooker, washing machine and under counter fridge freezer. The room has partially tiled walls and tiled flooring, with a wall mounted combi boiler and UPVC double glazed window overlooking the rear and a UPVC door providing access to the side and rear of the property.

Conservatory
Opening directly onto the rear garden through UPVC double glazed French doors, the conservatory offers an additional space to sit and relax. It features a full height brick wall, UPVC double glazed windows set above dwarf walls and a polycarbonate roof with a ceiling light and fan.

First Floor Accommodation

Landing
The landing has a UPVC double glazed window to the side elevation and provides access to the loft. Doors lead to all three bedrooms and the bathroom.

Bedroom One
Good sized bedroom, radiator and UPVC double glazed window to the front elevation, radiator

Bedroom Two
Good sized bedroom, radiator and UPVC double glazed window to the rear elevation with field and dee estuary views.

Bedroom Three
Radiator and UPVC double glazed window to the front elevation.

Bathroom
Fitted with a three piece suite comprising a WC, wash basin with taps over and panelled bath with a shower over. Tiled walls and flooring and a frosted UPVC double glazed window to the rear provides natural light and privacy.

Outside
The front of the property is approached via a pathway which leads from the top of the road, with steps down to the entrance. It continues along the side of the property, passing a golden gravelled area with space for outdoor furniture or a display of potted plants that leads to the rear garden.

The rear garden is designed for easy maintenance and is mainly paved, with a decked seating area and a section laid with golden gravel. There is plenty of room for outdoor furniture and al fresco dining. Wood panelled fencing encloses the garden, and a brick built store provides practical outdoor storage.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?
We have over 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.

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.

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.

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.

ESTAS Best in Postcode Award Winners 2026
Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

DISCLAIMER
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

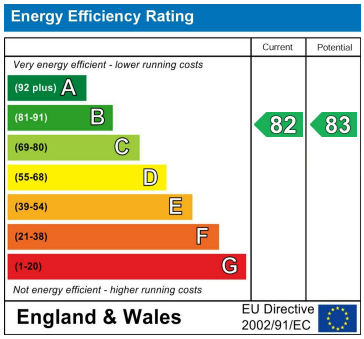
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 High Street, Holywell, Clwyd, CH8 7LH
Tel: 01352 711170 Email: holywell@reidandroberts.com https://reidandroberts.com/