



26 Tan Y Bryn

Greenfield, Holywell, CH8 7JQ

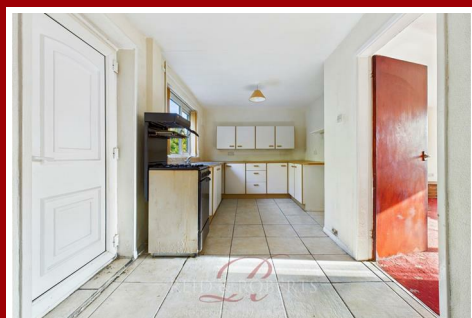
Offers In The Region Of £120,000



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Accommodation Comprises

Approached via steps leading down to the UPVC front entrance door.

Entrance Hall

Includes a cupboard housing the electric fuse box, stairs rising to the first floor with handrail, and access through to the living room.

Living Room

A bright and spacious living area featuring a large UPVC double glazed window to the front elevation allowing plenty of natural light. The room includes a radiator, power points, and a charming brick feature wall and display shelf – ideal for a television or decorative items with an integrated gas fire. Door leads through to the kitchen / diner.

Kitchen / Diner

Spacious kitchen and dining area offering excellent potential for modernisation.

The kitchen is fitted with a range of wall and base units, a stainless-steel sink with drainer, and space for appliances including an oven, washing machine and fridge-freezer. A UPVC double glazed window overlooks the rear garden.

The dining area benefits from a further UPVC double glazed window to the rear elevation, a built-in storage cupboard with shelving, radiator, and carpeted flooring.

A UPVC door opens directly onto the rear garden, providing an easy flow between indoor and outdoor spaces.

First Floor Accommodation

Landing

With access to three bedrooms, a bathroom with a separate W.C. As well as loft access.

Bedroom One

A spacious double bedroom positioned at the front of the

property with a UPVC double glazed window, radiator, power points, and built-in storage cupboard.

Bedroom Two

A comfortable double bedroom with a UPVC double glazed window enjoying pleasant views over the rear garden and trees beyond. Radiator and power points.

Bedroom Three

A well-proportioned single bedroom situated to the front of the property, ideal for use as a child's room, nursery, or home office. Includes a UPVC double glazed window, radiator, and power points.

Bathroom

Fitted with a panelled bath with tiled splashback tiles and a pedestal wash basin with taps and a UPVC double glazed frosted window to the rear elevation.

Separate W.C

Fitted with a W.C and UPVC double glazed frosted window to the rear elevation.

External

The property is approached via a wrought iron gate leading to steps that descend to the UPVC entrance door, complemented by a low-maintenance front garden area, perfect for ease of upkeep and curb appeal.

To the rear, the home enjoys a spacious and enclosed garden featuring a paved patio, lawned areas, and a pathway leading to the off-road parking. There is also a useful storage shed providing additional convenience. The garden is enclosed by wooden panel fencing with gated access to the parking area and offers a private, peaceful aspect, with mature trees beyond and no overlooking properties.

Location

Greenfield is a well-regarded residential area within easy reach of Holywell town centre, which offers a range of

shops, schools, and amenities. The area is well-connected with excellent road links to the A55, providing easy access to Chester, North Wales, and beyond.

Local parks, coastal walks, and community facilities make Greenfield a popular choice for families and professionals alike, combining convenience with a peaceful setting.

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.

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.

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.

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



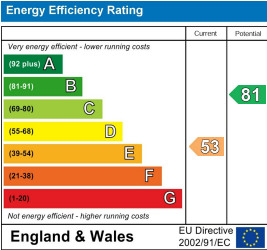
Floor Plan



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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