



## Holmfield Colliers Lane

Mynydd Isa, CH7 6TQ

No Onward Chain £250,000





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### Accommodation Comprises

The property is approached via a paved driveway leading to the front entrance with covered porch area.

Wooden door leads into:

### Entrance Hallway

Step into a welcoming and characterful entrance hallway that sets the tone for the rest of the home. The space features a striking stained-glass double-glazed window to the front elevation, allowing natural light to fill the area while adding charm and character. A staircase leads to the first-floor accommodation, accompanied by a generously sized under-stairs storage cupboard that provides practical storage solutions. The hallway is further complemented by a single panel, telephone point, textured and coved ceiling and picture rail enhances the period character of the space, creating a timeless and inviting first impression.

### Lounge/Dining Room

28'11" x 11'2" (8.83m x 3.42m)

This impressively sized reception room offers a great space for family entertaining with natural light flooding the room from the bay window to the front elevation and the sliding patio doors to the rear elevation. slate tiled hearth with gas coal effect fire creating a focal point, double panel radiator, T.V aerial socket, textured and coved ceiling, picture rail, and quirky window to the kitchen.

### Kitchen

Featuring a range of wooden wall and base units complemented by durable worktops, providing ample storage and workspace. A stainless steel sink unit with a mixer tap is conveniently positioned, alongside space for a fridge-freezer and an electric oven. Additionally, there is a designated area with plumbing to accommodate a washing machine. The room is further enhanced by partially tiled walls, a tongue-and-groove ceiling, and tiled flooring. This kitchen is perfectly suited for both everyday use and entertaining, offering versatility and character.

Step down into Utility Area.

### Utility Area

The utility room is designed for functionality, featuring wall-mounted unit that provides additional storage. With double-panel radiator and vinyl flooring that offers durability and easy maintenance. Housing a wall-mounted boiler and benefits from a UPVC frosted door with matching double glazed window opens to the rear garden. A covered side passage, allowing convenient access to the garage. The passage is fitted with a courtesy light for added practicality.

### W.C

The downstairs WC is practical offering a UPVC double-glazed frosted window to the side elevation. It is fitted with a low-flush WC and a wall

mounted wash hand basin with taps over, complemented by vinyl flooring.

### Additional Room

This versatile room offers a range of potential uses, featuring a frosted window to the rear elevation. The space is characterised by a wooden-panelled wall and wall light points. A vertical double-panel radiator ensures warmth, and an aerial socket is an additional feature to the room.

With textured ceiling and double-glazed sliding patio doors leading directly to a raised decking area, seamlessly blending indoor and outdoor living. This adaptable space can catering to your specific needs.

### Stairs from hallway rise to:

### Landing

A split level landing offering a central hub, providing access to all first-floor accommodation with wooden wall panelling. A double-glazed window allows natural light to fill the area, creating a bright and inviting atmosphere.

### Bedroom One

This well-proportioned bedroom features a aluminium double-glazed window to the front elevation. The room is warmed by a double-panel radiator with additional feature to include a picture rail, ceiling light point and a sloped textured ceiling.

### Bedroom Two

Featuring a UPVC double-glazed window to the rear elevation allowing for breathtaking views over Moel Famau and Mold. The room is warmed by a double-panel radiator and includes additional features such as a picture rail, a ceiling light point, and a sloped textured ceiling, adding character and charm to the space.

### Bedroom Three

Featuring a aluminium double-glazed window to the front elevation. A double-panel radiator and ceiling light point complete the room.

### Bedroom Four

This cosy bedroom features a aluminium double-glazed window to the front elevation, allowing natural light to fill the space. A double-panel radiator provides warmth. This room offers versatility, making it ideal as a bedroom, home office, or hobby space.

### Family Bathroom

This spacious and modern four-piece suite bathroom was originally two separate rooms, now beautifully combined into one expansive area. Featuring UPVC double-glazed windows on the rear elevation, the bathroom enjoys an abundance of natural light and breathtaking views over Moel Famau and the picturesque town of Mold. The bathroom is equipped with a shower cubicle featuring glass panels and a shower

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head attachment over. A corner wooden-panelled bath with mixer taps and a shower hand attachment provides a perfect spot to soak. Completing the suite is a wash hand basin with taps over and a low-level WC. The room is split-level, with vinyl flooring for ease of maintenance and fully tiled walls that add to its modern aesthetic.

### Garage

The property benefits from an integral garage, providing convenient direct access from the home. Spacious and versatile, this garage offers ample room for parking and additional storage. It is equipped with double wooden doors.

### Outside

The beautifully landscaped garden features a raised decking area designed in the shape of a charming veranda, offering an elevated space to relax and enjoy the surrounding views. From the decking, steps lead down to the well-maintained lawned area, perfect for outdoor activities or simply soaking up the sun. The garden is bordered by a wall to the rear and side and hedging, ensuring both privacy and a sense of seclusion. This outdoor space provides a peaceful retreat, ideal for family gatherings, gardening, or enjoying tranquil moments in nature.

### EPC Rating - D

### Council Tax Band - D

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Road Map



Hybrid Map



Terrain Map



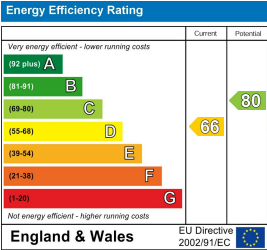
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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