

williams estates



**Afallon Whitford Street, Holywell,
Flintshire, CH8 7NJ**

£250,000

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EPC - C70

Council Tax Band - D

Tenure - Freehold

Whitford Street, Holywell

3 Bedrooms - House - Semi-Detached

****Viewing Highly Recommended **** Traditional three bedroom family home with two reception rooms a family bathroom and separate w.c. Within close distance of Holywell Town, with rear views of the Dee Estuary.
Tenure Freehold, Council Tax - D, EPC - C70

Description

Traditional Three bedroom semi-detached family home offering bright and spacious living accommodation and many original features including tiled floors and stained glass leaded windows and doors. The property comprises of an entrance vestibule, spacious entrance hallway, living room, dining room, kitchen and utility room to the ground floor and three bedrooms, a family bathroom and a separate w.c to the first floor.

Garage and drive way to the front of the property and a larger than average well established garden to the rear. Stunning views over the estuary and the Wirral beyond.

Location

This property is located within walking distance of Holywell Town which is known for St Winefride's Well, a holy well surrounded by a chapel. It has been a site of Christian pilgrimage and the well is one of the Seven Wonders of Wales and the town bills itself as The Lourdes of Wales.

Holywell offers plenty of shopping amenities, eateries, pubs, schools and there is also a handy petrol garage.

Holywell is within a short access drive of the A55 Expressway. Good transport links onto the North Wales coast and towards Chester, Liverpool and Manchester.

Accommodation

Double glazed double doors with arched doorway leading into :

Entrance Porch

Having original tiled floor and and timber door with feature stained leaded glass leading into :

Entrance Hall

10'5" x 10'5"

Feature pitch pine turned staircase leading upward to the first floor, mosaic tiled flooring, coved ceilings and doors leading off to all rooms and double glazed window to the side elevation.

Living Room

13'11" x 12'4"

Having working open fire with cast iron surround raised hearth and tiled inserts, parquet flooring, coved ceiling, picture rail, radiator and original window with stained leaded glass overlooking the rear.

Dining Room

12'8" x 10'4"

Having walk in bay window with original stained leaded glass and door leading to the rear garden, parquet flooring, feature fireplace, picture rail, coved ceiling and radiator.

Kitchen

12'6" x 11'11"

Having work surfaces with drawers and base units beneath and wall units above, glazed dresser with drawers below, space for a range cooker, one and a half bowl sink with mixer tap over, plumbing for a washing machine, radiator, quarry tiled floor and double glazed window overlooking the front elevation.

Utility Room

7'3" x 6'11"

Having worktops with base units beneath, stainless steel single drainer sink, plumbing for a washing machine, wall mounted worcester boiler, double glazed window and solid composite door .

First Floor Landing

Double glazed window to the side elevation; loft access and radiator

Bedroom One

14'4" x 12'4"

Having picture rail, radiator and double glazed window to the rear with stunning views over the Dee Estuary and the Wirral.

Bedroom Two

12'3" x 11'11"

Having radiator and double glazed to the front.

Bedroom Three

12'8" x 10'5"

Having radiator and double glazed window with views over the Dee Estuary and the Wirral.

Bathroom

Having claw footed bath with over head shower, pedestal wash basin, w.c, chrome towel rail, tiled walls, tiled floor and double glazed window.

W.C

Having low flush w.c, pedestal was basin and double glazed window to the front.

Garage

14'1" x 7'10"

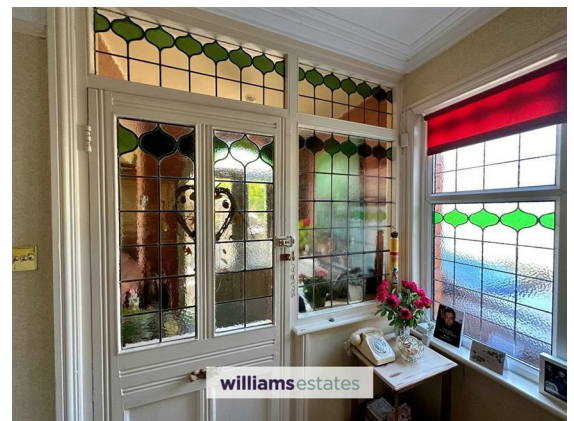
Providing parking space for one car.

Outside

To the front of the property there is a driveway providing off street parking that leads to the attached garage, a paved seating area and high stone and brick built walls. To the rear of the property the rear garden is a particular feature being larger than average and well stocked with cottage plants, trees and shrubs, paved patio area and bound by mature hedging.

Directions

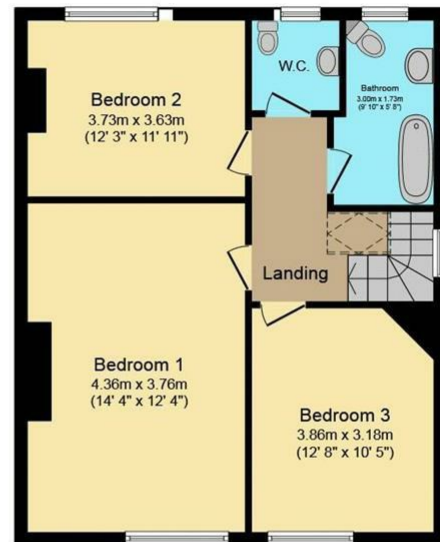
From our Mold office turn right and proceed to the roundabout and take the first exit then at the second roundabout take the fourth exit onto King Street and proceed to the traffic lights and turn left to stay on A5119 proceed for approximately 2.5 miles then at the roundabout take the first exit onto the A55 follow the A55 until you reach junction 32 and exit onto A5026 Holywell stay on A5026 for approximately 5 miles then turn right onto Whitford Street (Fire Station can be seen on the right hand side) the property will be located on the left.





Ground Floor

Floor area 75.8 sq.m. (816 sq.ft.) approx



First Floor

Floor area 61.5 sq.m. (662 sq.ft.) approx

Total floor area 137.3 sq.m. (1,478 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.