

williams estates



**64 Pen Y Maes, Holywell, Flintshire, CH8
7BW**

£159,999

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EPC - D64 Council Tax Band - B Tenure - Freehold

Pen Y Maes, Holywell

3 Bedrooms - House - Semi-Detached

* Ideal First Time Buyer Property * Lovely three bedroom semi-detached house situated in a convenient location within close proximity to local schools and shops offering ; entrance hall, living room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor.

Council Tax Band - B; Tenure - Freehold, EPC - D-64

Description

Ideal for First Time Buyers Well presented three bedroom semi-detached property situated in a convenient location with entrance hall, large double aspect living room, kitchen/dining room to the ground floor and three bedroom and a family bathroom to the first floor.

Location

This property is located only a couple minutes walk away from the town centre where there are plenty of amenities for everyday needs including primary and secondary education, shops, supermarkets and banks and a well regarded modern secondary school.

Transport links are excellent with the A5026 providing direct access into Holywell and linking up with the A55 at either Rhosesmor or Caerwys. The A55 provides excellent transport links to Chester, North Wales and further afield via the national motorway network making this property ideal for those wishing to commute.

Accommodation

The property is approached via a brick paved path and two steps leading to a Upvc front door which leads into ;

Living Room

24'4" x 9'1"

Bright and spacious room with bay window to the front of the property and french doors leading to the rear garden, feature log burner sitting on a granite effect hearth, wood effect flooring and two radiators.

Breakfast Room

18'4x 8'4

Kitchen is fitted with Shaker style wall and base units with complimentary work surfaces over, one and a half bowl stainless steel sink with mixer tap over, tiled splash-backs, space for a washing machine, space for fridge/freezer, space for electric oven, laminate flooring, two windows overlooking the side elevation.

Bedroom One

11'4 x 9'3

With stunning panelled feature walling with coved ceiling and a radiator, this bedroom is located to the front of the property with double glazed window.

Bedroom Two

10'6 x 10'2

A good sized second bedroom with ample space for double bed and furniture. Double glazed window, radiator and coved ceiling.

Bedroom Three

8'4 x 6'9

Double glazed window to the front elevation, radiator and coved ceiling.

Bathroom

Three piece bathroom suite comprising a p-shaped bath with shower over with wall attachments and shower head. Low level flush w.c and vanity wash basin, tiled walls around the bath, radiator and a double glazed obscured window to the side elevation.

Outside

To the front of the property offers a lawned garden with concrete and timber fencing, brick paved driveway and step up to the front door. To the rear of the property there is a lawned garden which is fully enclosed with timber fencing.

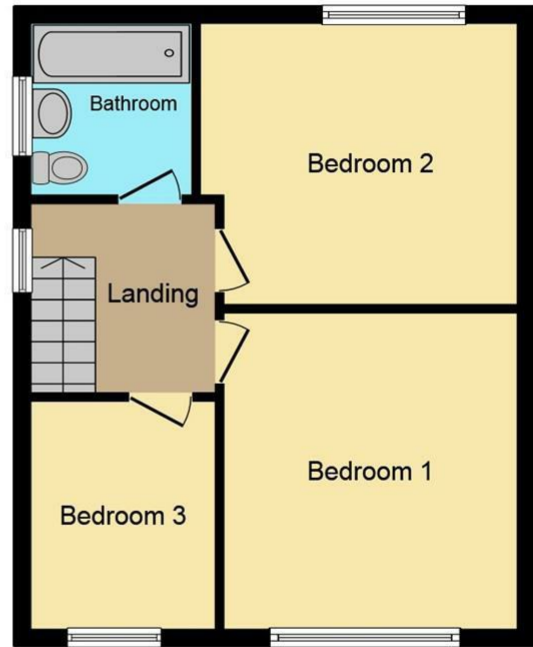
Directions

From our office in Mold proceed down Chester Street and at the roundabout take the first left, at the second roundabout the fourth exit following the signs for Queensferry and on reaching the traffic lights bear left at the signpost for Sychdyn/Northop. Follow the road through Sychdyn and into Northop. On reaching the traffic lights proceed straight ahead, at the Northop Interchange, take the 1st exit onto the A55 slip road to Conwy, at junction 32, exit onto A5026 towards Treffynnon/Holywell, turn right onto Brynford St/B5121, Continue onto A5026, Continue straight onto Pen-Y-Maes Rd, turn right onto Pen-Y-Maes Gardens. Turn left to stay on Pen-Y-Maes Gardens and the subject property will be found on the right hand side.





Ground Floor



First Floor

Total floor area 96.1 m² (1,034 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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.