



121 Pen-y-Maes Road | | Holywell | CH8 7EG

£115,000

This good size three bedroom semi detached house requires a programme of modernisation and upgrading throughout, it offers two reception rooms, kitchen, and family bathroom. Standing in gardens in need of cultivation with off road parking and a garage facility, ideal for the investment buyer.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY & GARAGE
- IN NEED OF MODERNISATION
- IDEAL FOR INVESTOR

DESCRIPTION

This semi detached house occupies an elevated position and is situated in a popular area of the town. It is conveniently placed to the main coastal highway which makes for easy commuting to Chester and is within one mile of Holywell main town centre, bus services run nearby. It is situated near to playing fields and enjoys a pleasant outlook from the front, upper rooms looking toward the Dee Estuary and the Wirral. It's sale offers an opportunity for the discerning buyer to acquire a traditional modern home which is in need of cosmetic refurbishment. The accommodation is suited to the family buyer and benefits by way of double glazing, central heating and a garage. It affords:-

ENCLOSED ENTRANCE VESTIBULE

Glazed inner door to **RECEPTION HALL**

6' 2" x 4' 11" (1.89m x 1.52m) Having a double panelled radiator.

L-SHAPED LOUNGE

19' 9" x 16' 7" (6.02m x 5.07m) maximum. Having a brick built feature fireplace with TV shelf, double panelled radiator, power points and sliding doors lead to :-

DINING ROOM

11' 1" x 9' 11" (3.38m x 3.04m) With a serving hatch from the kitchen, double panelled radiator and double glazed patio doors leading to the rear garden.

KITCHEN

20' 0" x 9' 6" (6.12m x 2.91m) Having a range of white fronted units comprising one and a quarter stainless steel top sink unit, comprehensive range of base cupboards, integrated four ring gas hob and matching fitted wall cupboards, part quarry tiled floor, integrated double oven, power points, access to the rear garden, useful understairs store cupboard and plumbing for automatic washing machine.

Stairs from the Hall lead to the first floor accommodation and Landing with access to roof space.

BEDROOM ONE

10' 3" x 9' 7" (3.14m x 2.93m) Having a radiator, power points, far reaching views looking over rooftops to the Dee Estuary and the Wirral peninsula beyond.

BEDROOM TWO

10' 2" x 9' 8" (3.10m x 2.96m) Overlooking the rear and looking towards playing fields, radiator, power points, built in airing cupboard with immersion heated factory lagged cylinder.

BEDROOM THREE

9' 3" x 6' 5" (2.82m x 1.97m) Having a radiator, power points and outlook over the front of the property.

BATHROOM/SHOWER ROOM

6' 11" x 5' 5" (2.11m x 1.66m) Four piece suite, bath, pedestal washbasin, low flush wc, radiator and shower cubicle. Part tiled walls.

OUTSIDE

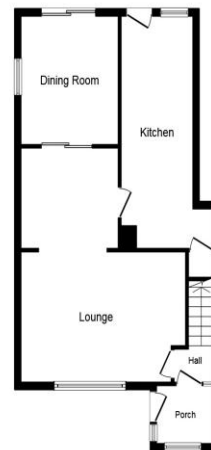
A driveway provides ample off road parking and leads to a detached GARAGE with an up and over door, the gardens to both front and rear are in need of cultivation.

SERVICES

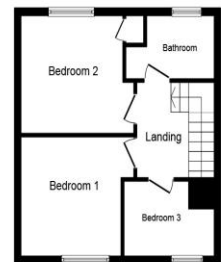
All main services, electric, gas, water and drainage are believed available or connected to this property. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestayn Office proceed right along Meliden Road across onto Gronant Road bearing left towards the main Coastal highway A548, turn right by the Nant Hall Hotel and follow the Coastal Road for about 10 miles. As one enters Greenfield proceed through the town bearing right signposted Boot End. Proceed into Boot End bearing right up the hill and the property can be seen at the top of the hill on the right hand side just before the playing field by way of a For Sale sign.

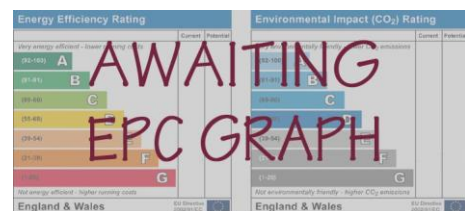


Ground Floor



First Floor

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



COUNCIL TAX BAND
Tax band: C

LOCAL AUTHORITY
Flintshire County Council

TENURE
Freehold

DATE
22/08/2019

Contact Details

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