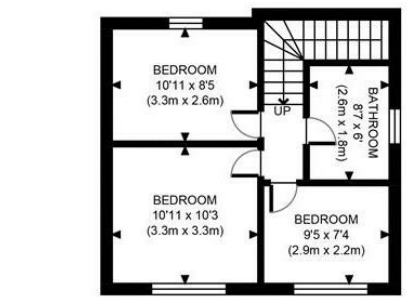
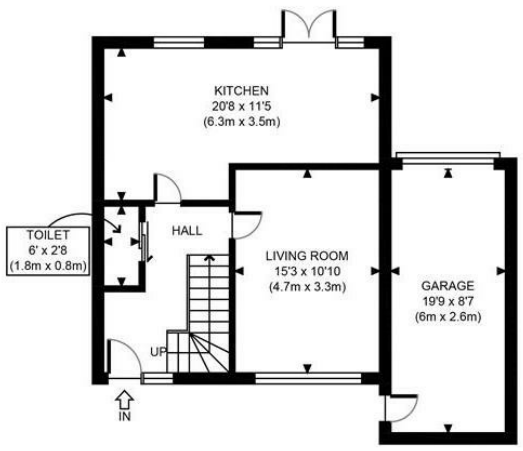
FFORDD PENTRE, CARMEL

Offers Over £190,000



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 402 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 503 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1075 SQ FT / 100 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 905 SQ FT / 84 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Ffordd Pentre date 29/06/22 photoplan

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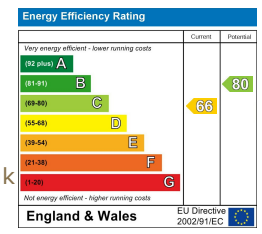
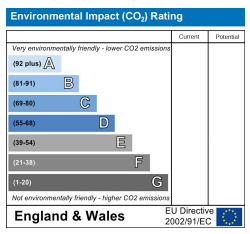




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

IMMACULATE THREE BEDROOM SEMI-DETACHED | VIEWS TOWARDS THE DEE ESTUARY. This Three Bedroom Semi-detached House has been Modernised Throughout by the current owners and is situated in the Popular Village of Carmel.

In brief, accommodation comprises: Entrance Hall, Downstairs W.C., Lounge, Open Plan Kitchen/ Dining Room, Bath/ Shower Room, Low Maintenance Gardens and an Attached Garage.

Situated in Carmel which offers local amenities of a Shop, School and Public Transport. Holywell is close by which offers a wider range of Shops, Schools, Public Houses and Recreational and Sporting facilities. The A55 is within easy access and offers a link up to the main motorway networks throughout the Northwest region.

Accommodation Comprises:
Composite door with double glazed frosted unit and Upvc double glazed side units, opens into:

Entrance Hallway:
Turned staircase leads up to first floor accommodation with under stairs storage cupboard housing the electric meter and fusebox, double panelled radiator, wood effect laminate flooring, recessed down lights, smoke alarm, wall mounted thermostat.

Doors into:

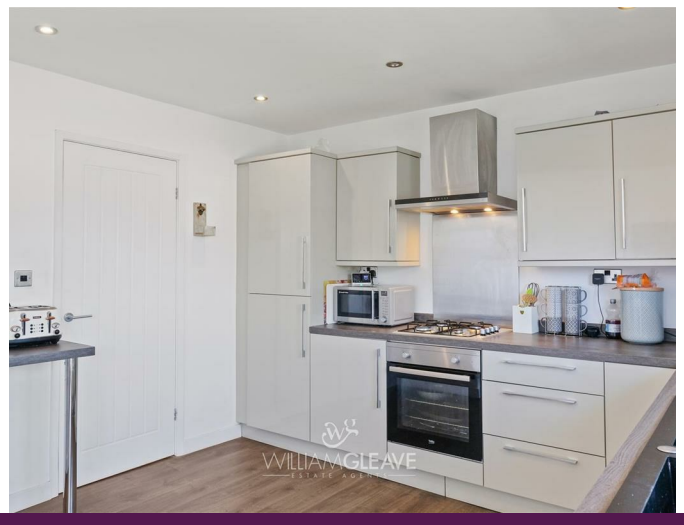
Downstairs W.C.:
Modern two piece comprising: Low flush W.C., sink and vanity unit mixer tap and tiled splashback, wood effect laminate flooring, Upvc double glazed frosted window to the side elevation.

Lounge:
Feature wall mounted electric fire, double panelled radiator, recessed down lights, Upvc double glazed window to the front elevation.

Open Plan Kitchen/ Dining Room:
Open plan kitchen and dining room housing a range of wall and base units with roll top work surfaces, built-in fridge and freezer, built-in electric oven with integral four ring gas hob with stainless steel splashback and stainless steel extractor hood over, one and a half bowl sink unit and drainer, integral dishwasher, wood effect laminate flooring, recessed down lights, Upvc double glazed window to the rear elevation with views towards the Dee estuary and beyond, Upvc double glazed French doors with views towards the Dee estuary and beyond open to the rear garden.

First Floor Accommodation:

Landing:
Loft access, doors into:



Bedroom One:
Double panelled radiator, Upvc double glazed window to the rear elevation with views towards the Dee estuary and beyond,

Bedroom Two:
Single panelled radiator, Upvc double glazed window to the front elevation.

Bedroom Three:
Double panelled radiator, Upvc double glazed window to the rear elevation with views towards the Dee estuary and beyond.

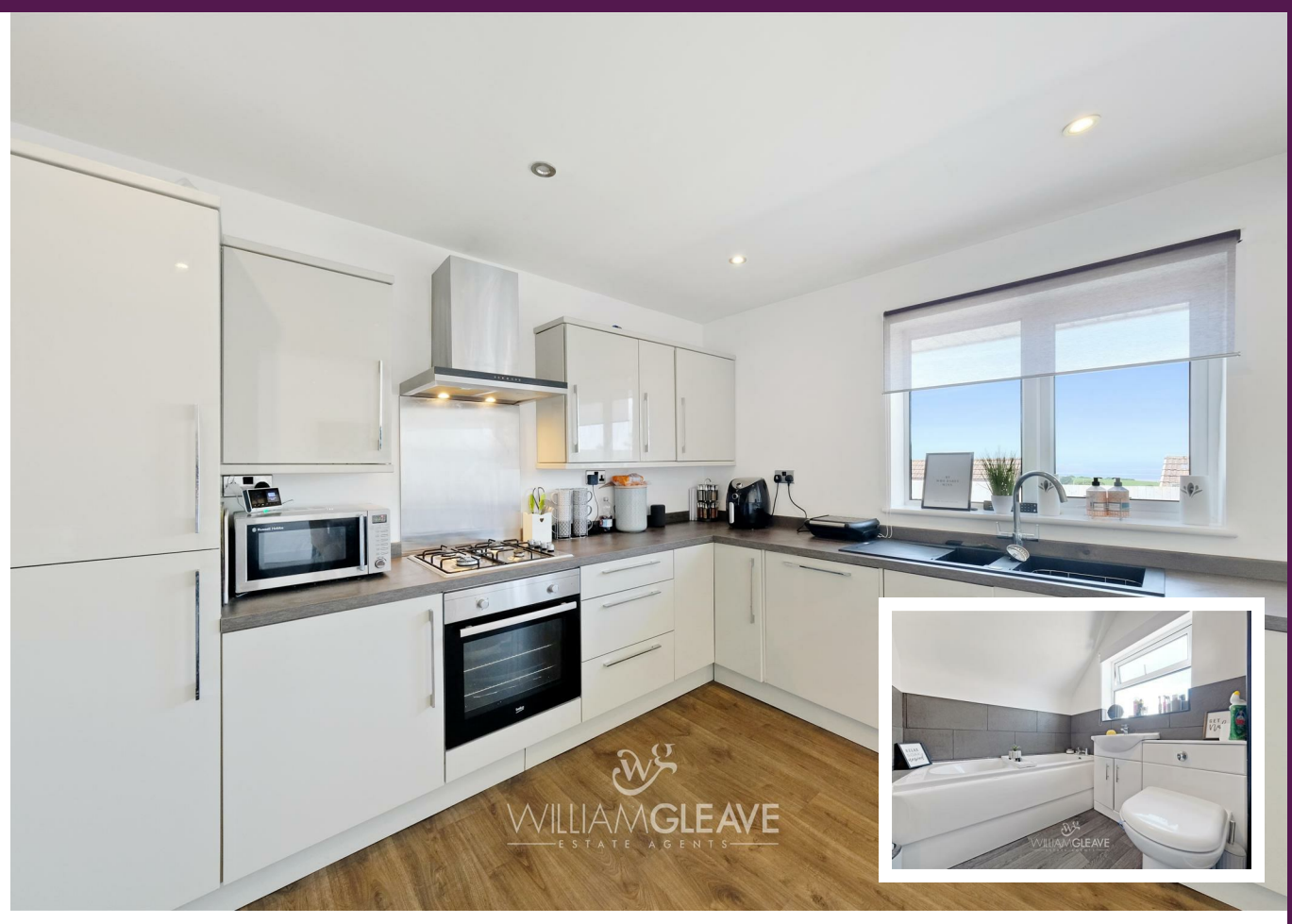
Bath/ Shower Room:
Modern four piece suite comprising: Tiled corner shower cubicle with wall mounted rain shower and glazed sliding doors, panelled bath with mixer taps over, close couple low flush W.C and sink and vanity unit with mixer tap over, heated chrome towel rail, wood effect laminate flooring, Upvc double glazed frosted window to the side elevation.

Outside:
Double tarmacadam driveway to the front providing 'Off Road' parking, steps down which lead to the front of the property with a second taramacadam driveway to the side providing further 'Off Road' parking which leads to an attached garage.

To the rear you will find a paved pathway and a low maintenance artificial grassed area. A pathway with steps leads on to a composite decking/ seating area. The garden is bound by panelled fencing. There are views from the rear garden towards the Dee Estuary and beyond.

Attached Garage:
Up and over front door. Wall mounted gas combi boiler, void and plumbing for washing machine and tumble dryer. Side access door.

Council Tax Band C

We Can Help!
We Can Help! - We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION
FREE VALUATION – Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!