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75 High Street  
Holywell, CH8 7TF

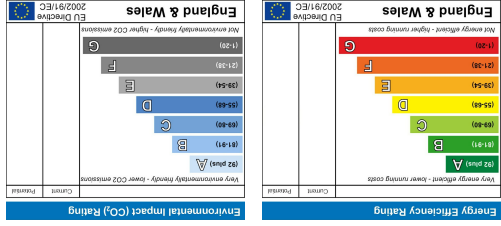
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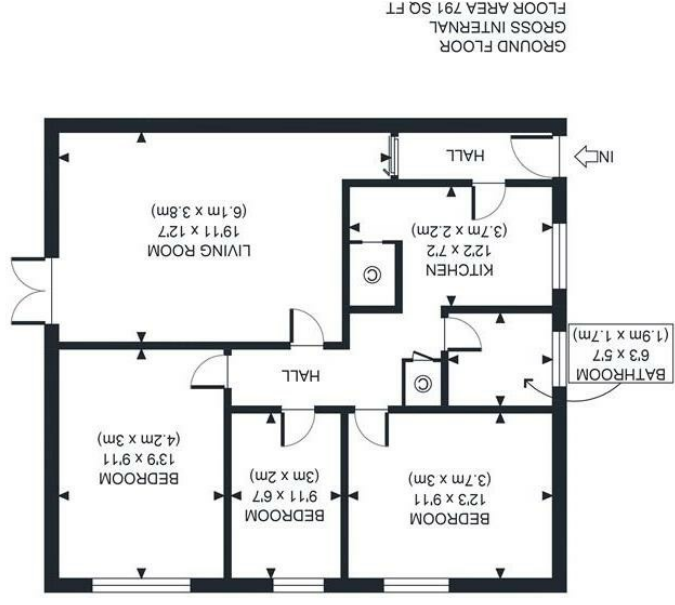
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APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT / 73 SQM  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
date 07/10/22  
**phooplan**  
Plas Dewi



**WILLIAM GLEAVE**  
ESTATE AGENTS

**PLAS DEWI, HOLYWELL**  
**O.I.R.O £85,000**



**THREE BEDROOM FLAT | IDEAL INVESTMENT OR FIRST TIME BUYER PROPERTY.** This Three Bedroom Flat is located within walking distance of Holywell Town Centre and is an Ideal Investment Property or for a First Time Buyer.

In brief, the accommodation comprises: Entrance Hall, Lounge, Kitchen, Inner Hallway, Three Bedrooms and a Bathroom. Externally there are communal gardens.

The property is walking distance of Holywell Town Centre offering a range of shops including recreational and sporting facilities, schools and public transport. The A55 is close by and is within easy access of the main motorway networks.

**Accommodation Comprises:**

**Hallway:**

Panelled radiator, smoke alarm, door into lounge, door into kitchen.

**Lounge:**

Panelled radiator, Upvc double glazed window, Upvc double glazed door opens out to the balcony.

Door into inner hallway.

**Kitchen:**

Housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with taps over, space for electric cooker, wall mounted gas combi boiler installed in 2021, void and plumbing for washing machine, built-in cupboard, Upvc double glazed window. Door into inner hallway.

**Inner Hallway:**

Built-in cupboard, smoke alarm, doors into:

**Bedroom One:**

Panelled radiator, Upvc double glazed window.



**Bedroom Two:**

Panelled radiator, Upvc double glazed window.

**Bedroom Three:**

Panelled radiator, Upvc double glazed window.

**Bathroom:**

Three piece suite comprising: Panelled bath with taps over and wall mounted mains shower, low flush W.C., pedestal sink unit with taps over, tiled walls, panelled radiator, Upvc double glazed frosted window.

**Outside:**

Plas Dewi features generous communal gardens with mature trees and stone walling.

**Additional Information:**

An annual charge of £641.32 is payable which includes ground rent, buildings insurance, TV licence, window cleaning, communal cleaning and communal lighting.

The property was built with a 125 year lease from the 11th July 1988.

**Council Tax Band A**

**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**

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!

