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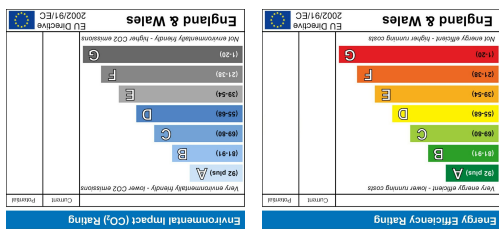
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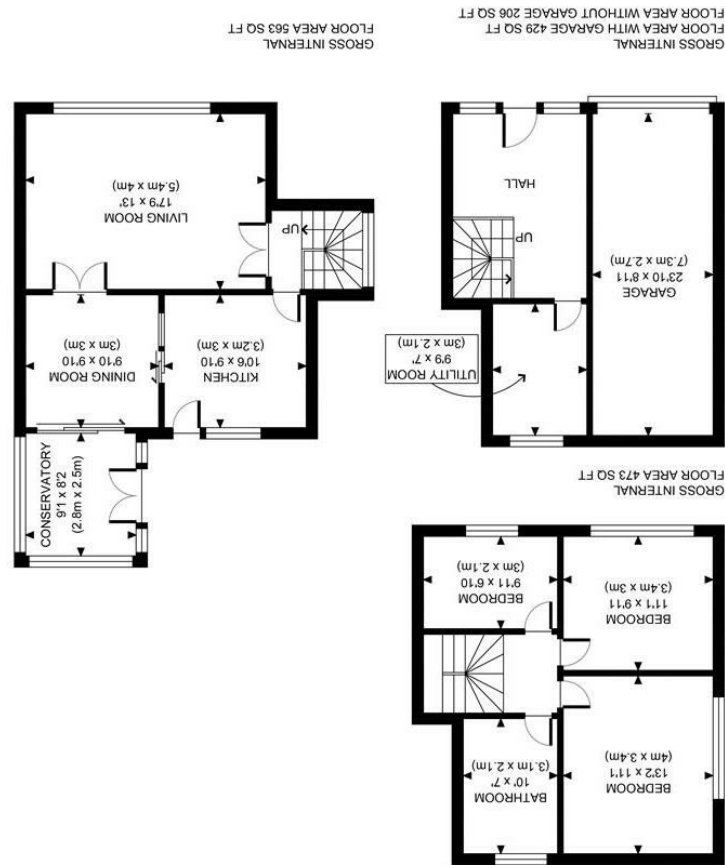


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Holywell
20/1/22

APPROX GROSS INTERNAL FLOOR AREA WITH GARAGE 1465 SQ FT / 136 SQM
APPROX GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1242 SQ FT / 115 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.



WEDGEWOOD HEIGHTS, HOLYWELL

£250,000

WILLIAM GLEAVE
ESTATE AGENTS

NO ONWARD CHAIN | THREE BEDROOM DETACHED. This Three Bedroom Split-Level Detached House is being offered to the market with NO ONWARD CHAIN. Situated in an elevated position on the popular Wedgewood Heights enjoying views toward the Dee Estuary and beyond.

In brief, the accommodation comprises: Entrance Hall, Utility Room, Lounge, Kitchen, Dining Room, Conservatory, Three Bedrooms and a Family Bathroom.

Dwarf wall to the front with a concrete driveway providing 'Off Road' parking which leads to an integral garage. Lawn garden to the front with flowered borders. Pathway to the side leads to the rear where you will find paved patio area with steps up to the rear of the property and conservatory. A pathway leads around the rear garden giving access to a lawn garden with raised flower borders and a wooden summer house.

The property benefits from Upvc Double Glazing, Warm-air Heating System and Views towards the Dee Estuary and beyond.

NO ONWARD CHAIN

Accommodation Comprises:

Step up to, wood effect Upvc door with double glazed frosted and decorative unit and frosted side unit, opens into:

Entrance Hall:

Turned staircase gives access to a split-level landing, smoke alarm, P.I.R sensor, alarm panel, door into a utility room, domestic disability lift providing access to the third bedroom.

Utility Room:

Base unit with worktop and drawers, Belfast style sink unit with taps over, void and plumbing for washing machine, 'Johnson and Starley Economaire 50' warm-air heating system, Upvc double glazed window to the rear elevation.

Lounge:

Vaulted ceiling, Upvc double glazed window to the front elevation, wall lights, smoke alarm, wooden and glazed French doors which open in to the dining room.

Dining Room:

Vaulted ceiling, wooden glazed sliding door which opens in to the kitchen, double glazed sliding door opens in to the conservatory.

Conservatory:

Dwarf brick wall with Upvc double glazed units and polycarbonate roof, tiled floor, Upvc double glazed French doors which open to the rear garden.



Kitchen:

Housing a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit and drainer with mixer tap over, built-in eye level double oven and grill, four ring integral gas hob with extractor hood over, tiled floor, tiled splashback, integral dishwasher, fluorescent lights, Upvc double glazed window to the rear elevation, Upvc double glazed door opens to the rear.

Bedroom One:

Housing a range of fitted wardrobes with hanging rail and shelving, mirrored sliding doors and matching dressing table, vaulted ceiling, Upvc double glazed window to the side elevation with views towards the Dee estuary and beyond.

Bedroom Two:

Housing a range of fitted wardrobes with hanging rail and shelving, vaulted ceiling, Upvc double glazed window to the front elevation.

Bedroom Three:

Vaulted ceiling, Upvc double glazed window to the front elevation, domestic disability lift providing access to the entrance hall.

Bathroom:

Three piece suite comprising: Corner bath with shower over, low flush W.C., sink unit with taps over, partially tiled walls, vaulted ceiling, Upvc double glazed window to the rear elevation.

Outside:

Dwarf wall to the front with a concrete driveway providing 'Off Road' parking which leads to an integral garage. Lawn garden to the front with flowered borders. Pathway to the side leads to the rear where you will find paved patio area with steps up to the rear of the property and conservatory. A pathway leads around the rear garden giving access to a lawn garden with raised flower borders and a wooden summer house.

Council Tax Band F

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!

