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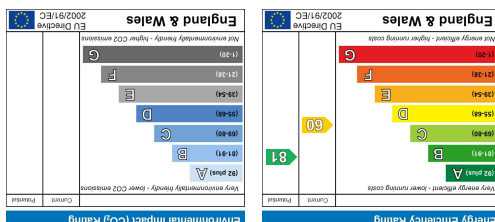
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GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
(1) Excluding balconies and terraces.
Reduced bedroom (below 1.5m x 2.1m)

Approximate total area (1)
1291.54 ft²
119.99 m²
Reduced bedroom
104.78 ft²
9.73 m²



MANOR DRIVE, BAGILLT
Offers Over £170,000



EXTENDED THREE/ FOUR BEDROOM SEMI-DETACHED | IDEAL FIRST TIME BUYER PROPERTY. This extended Three/ Four Bedroom semi detached house offers spacious accommodation that is ideal for first time buyers or families alike.

The accommodation to the ground floor comprises: Entrance Hall, Open Plan Lounge/ Dining Room, Conservatory, Sitting Room/ Ground Floor Bedroom Four and an Extended Kitchen. To the first floor, there are Three good sized bedrooms and the family bathroom. Bedrooms one & two have large fitted wardrobes. The loft has been fully boarded with vLux window creating an additional living space making an ideal games room.

Externally, there are gardens to the front and rear. To the front you will find a low maintenance gravelled garden with bordering flower/ shrubbery beds. There is a driveway providing 'Off Road' parking. The rear garden is low maintenance consisting of a paved patio and slate chippings.

Accommodation Comprises:

Step up to, Upvc door with double glazed unit and matching side unit, opens into:

Entrance Porch:

Upvc door with double glazed frosted and leaded unit and matching side unit, opens into:

Hallway:

Panelled radiator, picture rail, stairs lead up to the first floor accommodation with under stairs storage cupboard, wall mounted heating thermostat. Doors into:

Open Plan Lounge/ Dining Room:

Fire surround with void for gas or electric fire, two panelled radiator, Upvc double glazed window to the front elevation, Upvc double glazed sliding door opens into:

Conservatory:

Dwarf walls with Upvc double glazed units and glazed roof, wood effect laminate flooring, Upvc double glazed French doors open to the rear garden.

Sitting Room/ Ground Floor Bedroom Four:

Hearth with matching backdrop and surround, panelled radiator, recessed down lights Upvc double glazed window to the front elevation, Upvc double glazed French doors open outside.

Extended Kitchen:

Housing a range of wall and base units with roll top work surfaces, one and half bowl stainless steel sink unit and drainer with mixer tap over, built-in double oven and grill, four ring gas hob with extractor fan over, void and plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, wall mounted Ideal mains gas central heating combi boiler, tiled splashback, tiled walls, dual aspect Upvc double glazed window to the side and rear elevation, Upvc door with double glazed unit opens to the outside.

First Floor Accommodation:



Landing:

Upvc double glazed window to the side elevation, loft access with pull down ladder giving access to a recently boarded loft with light and power with a Velux window. Doors into:

Bedroom One:

Built-in wardrobe with mirrored sliding doors, panelled radiator, wood effect laminate flooring, Upvc double glazed window to the front elevation.

Bedroom Two:

Built-in wardrobe with sliding doors, built-in cupboard, panelled radiator, wood effect laminate flooring, Upvc double glazed window to the rear elevation.

Bedroom Three:

Panelled radiator, wood effect laminate flooring, picture rail, Upvc double glazed window to the front elevation.

Bathroom:

Three piece suite comprising: Panelled bath with mixer tap over and wall mounted shower attachment, low flush W.C., pedestal sink with taps over, tiled splashback, vinyl flooring, heated chrome towel rail, Upvc double glazed frosted window to the side elevation.

Loft:

The loft has been recently boarded with lighting and power and Velux window and is used as an additional games room.

Outside:

Externally, there are gardens to the front and rear. To the front you will find a low maintenance gravelled garden with bordering flower/ shrubbery beds. There is a driveway providing 'Off Road' parking. The rear garden is low maintenance consisting of a paved patio and slate chippings.

Council Tax Band C

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!

