

William Gleave Buckley
75 High Street
Holywell, CH8 7TF

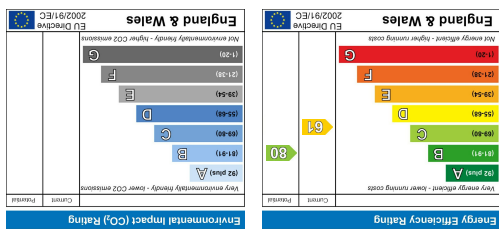
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

T: 01352 714141
E: holywell@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01745 336 699
E: rhyll@wgestateagents.co.uk
W: www.wgestateagents.co.uk

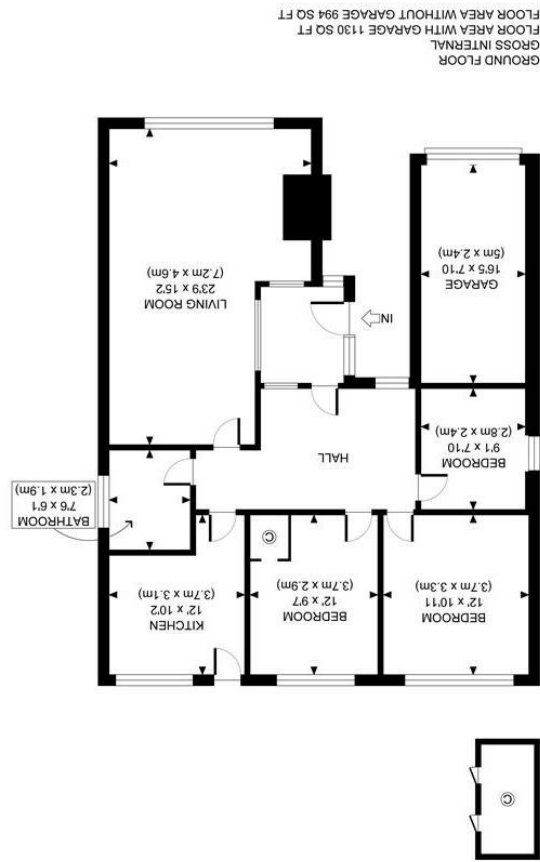
T: 01492 873 854
E: landudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

pho	pho
020922	020922
Rose Hill	Rose Hill

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1130 SQ FT / 105 SQM
FLOOR AREA WITH GARAGE 994 SQ FT / 92 SQM
GROSS INTERNAL FLOOR AREA WITH GARAGE 994 SQ FT / 92 SQM
FLOOR AREA WITH GARAGE 1130 SQ FT



ROSE HILL, HOLYWELL

O.I.R.O £205,000



THREE DETACHED BUNGALOW | WALKING DISTANCE OF TOWN CENTRE. This Three Bedroom Detached Bungalow is situated on the popular Rosehill and is within short walking distance of Holywell town.

In brief accommodation comprises: Enclosed Porch, Entrance Hall, L shape Lounge/ Dining Room, Kitchen, Three Bedrooms and a Bathroom.

Double wrought iron gates which open on to a concrete driveway providing 'Off Road' parking and leads to a single garage. A pathway from the drive leads up to the front door and gives access to a lawn front garden with a range of shrubs and bushes. There are wooden gates to both sides which give access to the rear. To the rear there is a concrete patio/ seating area and two brick built outbuildings ideal for storage. Steps lead up to a lawn garden with a range of trees, shrubs and bushes.

The property benefits from having a newly fitted 'Ideal Exclusive2' mains gas combi boiler in March 2023.

Accommodation Comprises:

Step up to wooden and glazed door which opens into:

Enclosed Porch:

Tiled floor, wooden and glazed units to the front and side elevation, wooden and glazed frosted door and frosted side panel opens in to:

Entrance Hall:

Spacious hallway with newly laid wood effect laminate flooring, picture rail, double panelled radiator, Upvc double glazed window to the front elevation, wall mounted heating thermostat, doors into:

'L' Shape Lounge/ Dining Room:

Picture rail, single panelled radiator, gas living flame fire set on a tiled hearth with matching backdrop and wooden mantle, Upvc double glazed window to the front elevation.

Kitchen/ Breakfast Room:

Housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with taps over, space for free standing electric or gas cooker, void and plumbing for washing machine, tiled floor, double panelled radiator, partially wood panelled wall, coved ceiling, loft access,, Upvc double glazed window to the rear elevation, Upvc door with double glazed unit which opens to the rear garden. Newly Fitted Gas Combi Boiler in 2023

Bedroom One:

Single panelled radiator, picture rail, coved ceiling, newly laid wood effect laminate flooring, Upvc double glazed window to the rear elevation.

Bedroom Two:

Single panelled radiator, picture rail, coved ceiling, newly laid wood effect laminate flooring, Upvc double glazed window to the rear elevation.

Bedroom Three:

Picture rail, coved ceiling, newly laid wood effect laminate flooring, dual aspect Upvc double glazed window to the rear elevation.

Bathroom:

Three piece suite comprising: Panelled bath with taps over and wall mounted electric shower, pedestal sink, low flush W.C., single panelled radiator, partially tiled walls, tiled floor, Upvc double glazed frosted window to the side elevation.

Outside:

Double wrought iron gates which open on to a concrete driveway providing 'Off Road' parking and leads to a single garage. A pathway from the drive leads up to the front door and gives access to a lawn front garden with a range of shrubs and bushes. There are wooden gates to both sides which give access to the rear. To the rear there is a concrete patio/ seating area and two brick built outbuildings ideal for storage. Steps lead up to a lawn garden with a range of trees, shrubs and bushes.

Garage:

Up and over door, wooden glazed window to the side elevation, light and power.

Council Tax Band D

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!

