



Cae Helyg

Pentre Halkyn


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£170,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

15 Cae Helyg

Pentre Halkyn, Holywell

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 DOUBLE BEDROOM HOUSE
- SET IN A QUIET AND RAISED CUL DE SAC
- BEAUTIFUL SOUTH FACING REAR GARDEN BACKING ONTO FARMLAND FIELDS
- MODERN KITCHEN AND BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR UPTO 2 VEHICLES
- PANORAMIC VIEWS
- EASY ACCESS TO A55 AND COMMUTABLE TO LIVERPOOL, CHESTER, MANCHESTER AND NORTH WALES
- CHAIN FREE
- PERFECT FIRST HOME


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Porch

A wood effect composite door opens to the porch with PVC double glazed windows to the front and sides, tiled floor and solid pine door opening to the lounge

Lounge

16' 0" x 10' 5" (4.88m x 3.18m)

PVC double glazed windows to the front aspect with views over the Dee Estuary, wall mounted radiator, stylish panelled feature wall, pine door to under stairs storage cupboard, stairs to the first floor, pine door to the kitchen

Kitchen

10' 5" x 6' 0" (3.18m x 1.83m)

A range of modern wall and base units, butchers block worktop with stainless steel 1.5 bowl sink unit with mixer tap, tiled splashbacks, induction hob with oven under and extractor hood over, integrated fridge with freezer, plumbing for a washing machine, PVC double glazed window overlooking the rear garden with far reaching field views



First Floor Landing

PVC double glazed window to the rear, pine doors opening to the bedrooms, bathroom and storage cupboard, access to roof space

Bedroom One

10' 2" x 8' 0" (3.10m x 2.44m)

PVC double glazed windows to the rear aspect with views over a private field and beyond, wall mounted radiator, over stairs storage cupboard housing a Worcester combination boiler

Bedroom Two

10' 2" x 8' 0" (3.10m x 2.44m)

PVC double glazed windows to the front aspect with views over the Dee Estuary, wall mounted radiator

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

A recently fitted modern bathroom suite comprising a shower cubical with rain shower attachment, enclosed cistern and vanity wash hand basin cupboard unit with ample drawers with a quartz worktop, PVC obscured double glazed window to the front, wall mounted towel radiator





REAR GARDEN

A low maintenance garden landscaped to a beautiful standard with reclaimed wood flower beds, timber fencing surround, laid to wood bark chippings with a timber decking area, a fitted sun awning and a calm fish pond. A private garden ideal for a hot tub and with low light pollution its a perfect position for star gazing. A timber storage shed with power points and lights The garden backs onto a locally owned private grazing field offerings beautiful views

FRONT GARDEN

A large lawned area with paved pathway, would suit additional off road parking subject to the relevant consents

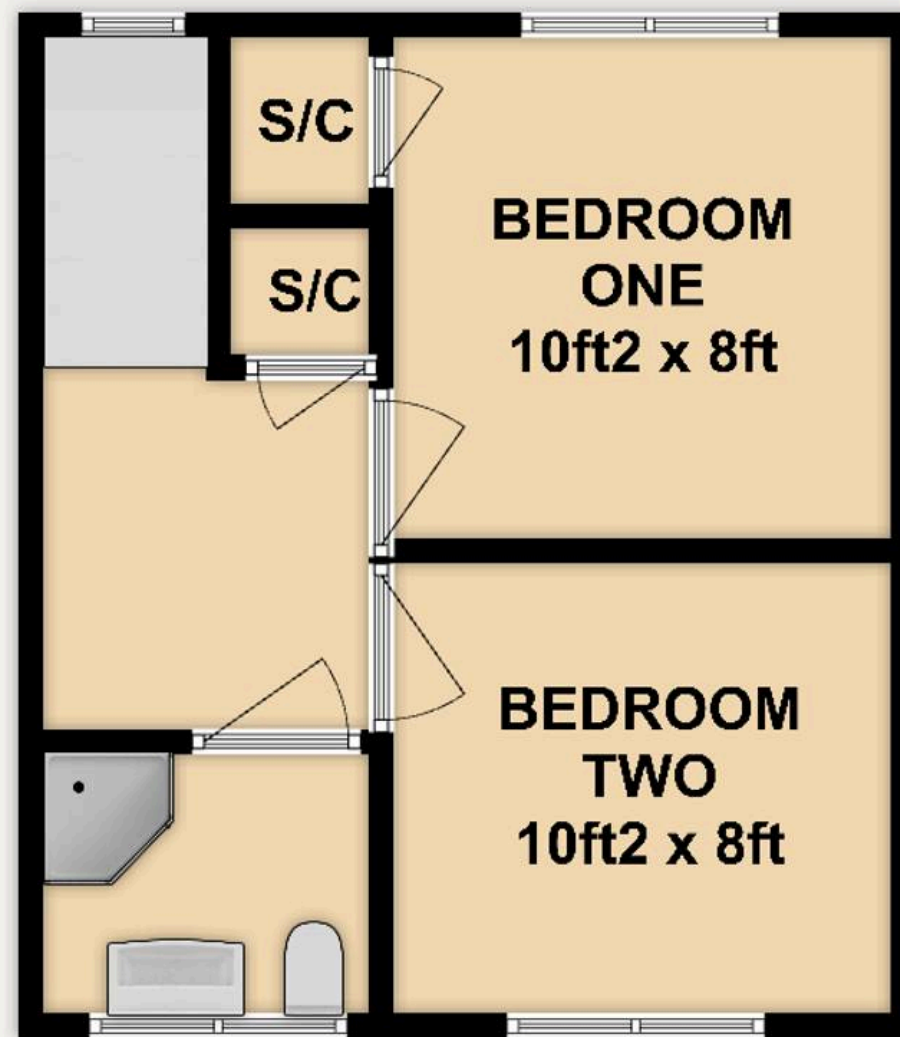
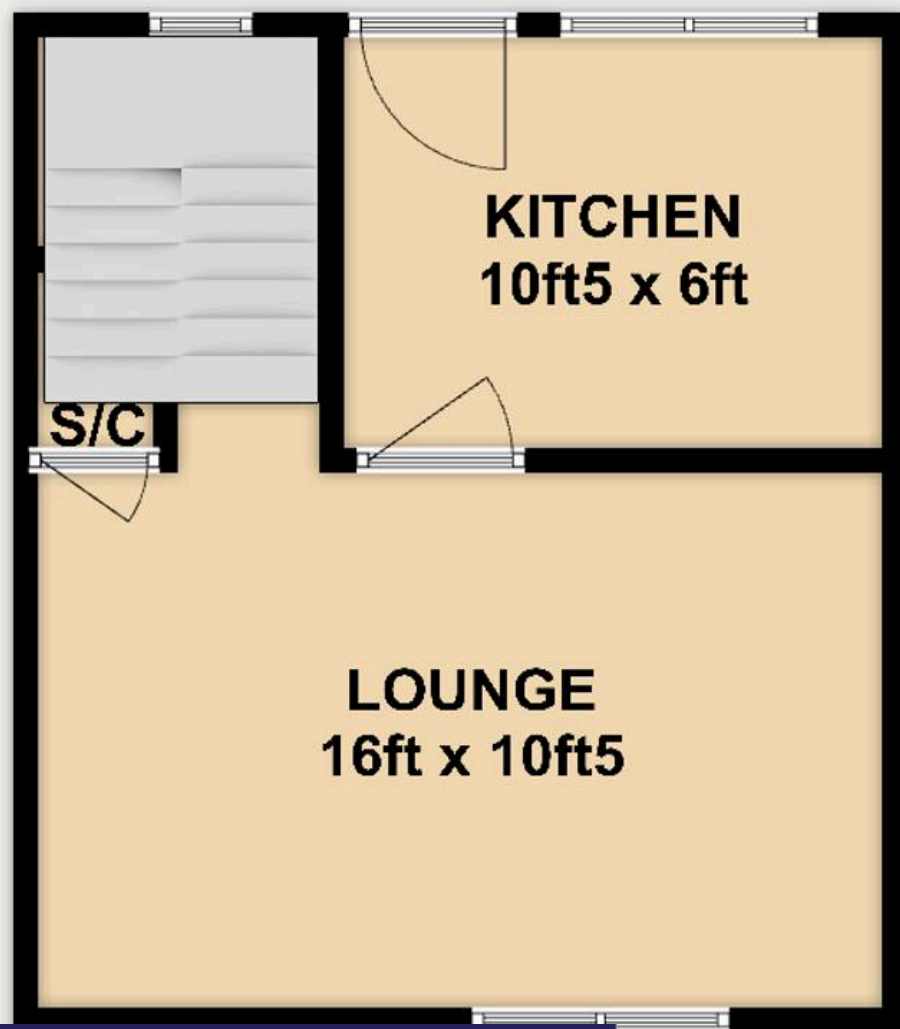
ALLOCATED PARKING

2 Parking Spaces

Set close to but separately from the property is an allocated plot currently laid to golden rubble with fencing surround and timber storage shed, there is space for 2 cars








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