



Maes Y Goron | Lixwm | Holywell | CH8 8LX

Offers in excess of £220,000

**R**OSE RESIDENTIAL

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This well presented property offers well proportioned accommodation ideally suited to modern family living, comprising a welcoming hallway, a bright rear-facing lounge with doors opening onto the garden, and a spacious kitchen/diner fitted with a range of units. To the first floor are three bedrooms, together with a family bathroom. Externally, the property benefits from two off-road parking spaces to the front and an attractive rear garden with patio, lawn and raised decking, all enjoying open views across the surrounding fields.

#### **Entrance & Hallway**

A part-glazed entrance door opens into a welcoming hallway, finished with newly laid herringbone style flooring and providing access to the kitchen, lounge and ground floor cloakroom.





## Kitchen

11'3" x 14'11" (3.45m x 4.57m)

The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless steel single drainer sink unit. Integrated appliances include a built-in electric oven and four-ring electric hob with extractor hood above, with further space provided for a fridge/freezer, washing machine and dishwasher. The room benefits from a front facing UPVC double glazed window, radiator and attractive herringbone style flooring, and offers ample space for a dining table.

## Lounge

10'5" x 14'8" (3.20m x 4.49m)

A well proportioned reception room featuring rear facing UPVC double doors opening onto the garden, complemented by a rear facing UPVC double glazed window allowing for excellent natural light. The room further benefits from an under stairs storage cupboard, fitted carpet and radiator.

## Downstairs w/c

The cloakroom benefits from a front-facing uPVC double glazed window with privacy glass and is fitted with a low-level WC, pedestal wash hand basin and radiator

## Stairs and Landing

A carpeted staircase ascends from the hallway to a generous landing. The space feels open and airy, with doors leading to the bedrooms, bathroom, and loft access.

## Bedroom One

13'5" x 7'6" (4.10m x 2.31m)

A charming double bedroom with rear facing UPVC double glazed window which enjoys charming views over open fields to the rear, radiator and fitted carpet.

## Bedroom Two

7'9" x 12'1" (2.37m x 3.70m)

Another comfortable double bedroom with front facing UPVC double glazed window, radiator and fitted carpet.

## Bedroom Three

8'4" x 5'11" (2.55m x 1.82m )

The smallest of the three bedrooms, currently utilised as a home office and offering a versatile space. The room features a front facing UPVC double-glazed window, radiator and fitted carpet.



### **Bathroom**

The bathroom is fitted with a three piece suite comprising a panelled bath with mains-fed shower and glazed screen, pedestal wash hand basin and low level WC. The room benefits from a rear facing UPVC double glazed window with privacy glass, radiator and fully tiled walls.

### **External**

To the front of the property are two designated parking spaces providing convenient off-road parking. The garden is a particular highlight, with a paved patio positioned immediately behind the property and accessed directly from the lounge. Steps rise to a lawned garden and raised decking area beyond, enjoying an open outlook across the surrounding fields. There is gated access to the front.

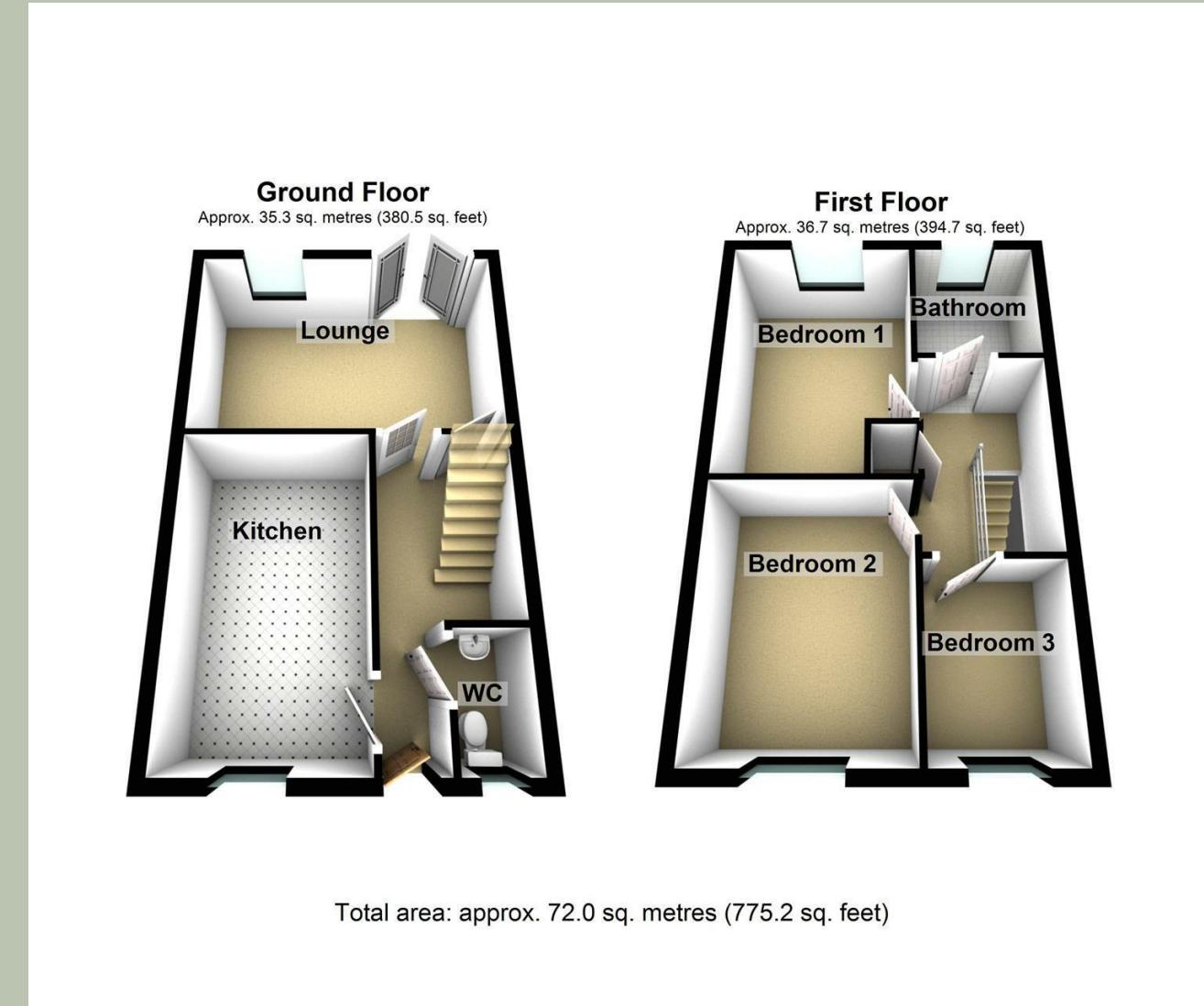
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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