



Maes Y Goron | Lixwm | Holywell | CH8 8LX

Offers in excess of £220,000



ROSE RESIDENTIAL



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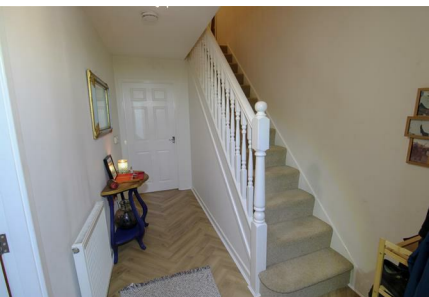
This well presented property offers well proportioned accommodation ideally suited to modern family living, comprising a welcoming hallway, a bright rear-facing lounge with doors opening onto the garden, and a spacious kitchen/diner fitted with a range of units. To the first floor are three bedrooms, 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.

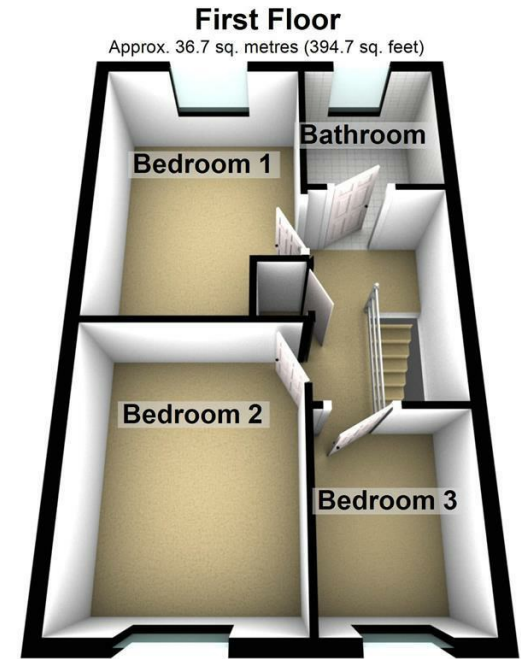
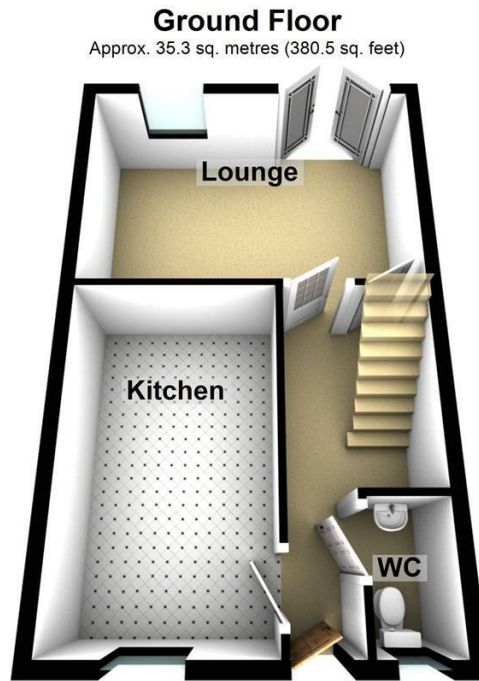
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Total area: approx. 72.0 sq. metres (775.2 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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