Reid & McGlade

PROPERTY GROUP



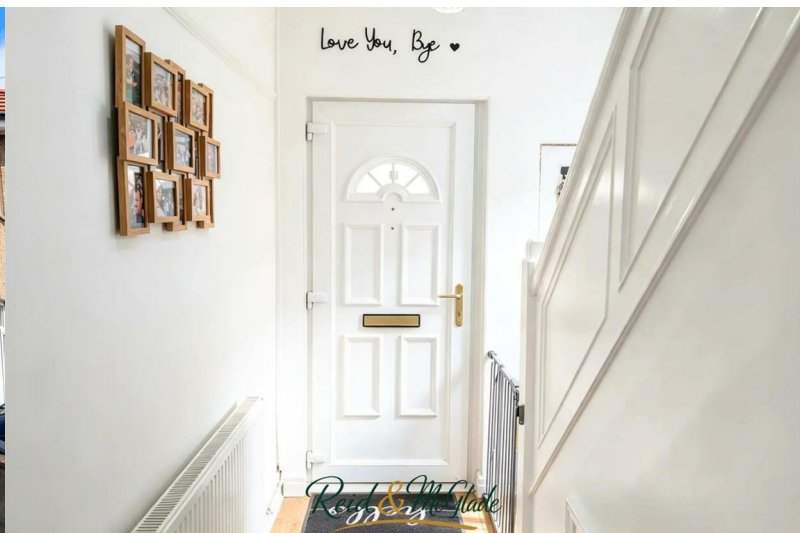
34 Pen Y Maes Gardens

Hollywell, Flintshire, CH8 7BN

O.I.R.O £180,000

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Accommodation Comprising:
Step up to Upvc double glazed door into:

Entrance Hallway:
Having wood effect laminate flooring, upvc double glazed window to the side elevation, stairs leading to the first floor accommodation, under stairs cupboard housing the boiler, double panelled radiator, and doors into:

Lounge/Dining Room:
The bright and spacious Lounge/Dining room has upvc windows to the front and rear elevation, decorative wall panelling and inset alcoves perfect for shelving, double panelled radiator, and wood effect laminate flooring.

Kitchen:
The modern kitchen comprises wall, drawer and base units, integrated hob with stainless stell extractor over, built in eye level oven, integrated fridge/freezer, void and plumbing for a washing machine, stainless steel sink and drainer unit with mixer tap over, void for dryer, wood effect laminate flooring, upvc double glazed windows to the side and rear along with a double glazed frosted door to the side elevation leading to outside.

First Floor Accommodation:
Stairs leading to first floor accommodation.

Landing:
Loft access hatch, carpet flooring, doors leading into:

Bedroom One:
Having upvc double glazed window to the front elevation, double panelled radiator, carpet.

Bedroom Two:
Upvc double glazed window to the rear elevation, built in storage cupboard with shelving, double panelled radiator, picture rail, and carpet flooring.

Bedroom Three:
Upvc double glazed window to the front elevation, double panelled radiator, and carpet flooring.

Outisde:
To the front of the property there is a driveway for off road parking and a pathway to the side leading to the rear garden. The garden is three tiered with steps leading down to a concrete patio area that provides access into the cellar room, further steps leading to a decked patio area perfect for dining and entertaining. The lower level is laid to lawn garden which is bound by wood fence panelling.

To Arrange A Viewing
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Opening Hours
OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.

Mortgage Advice
INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a

solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

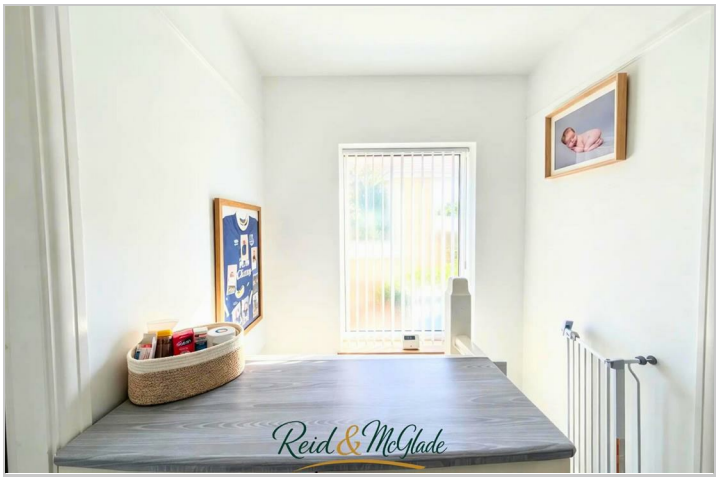
All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

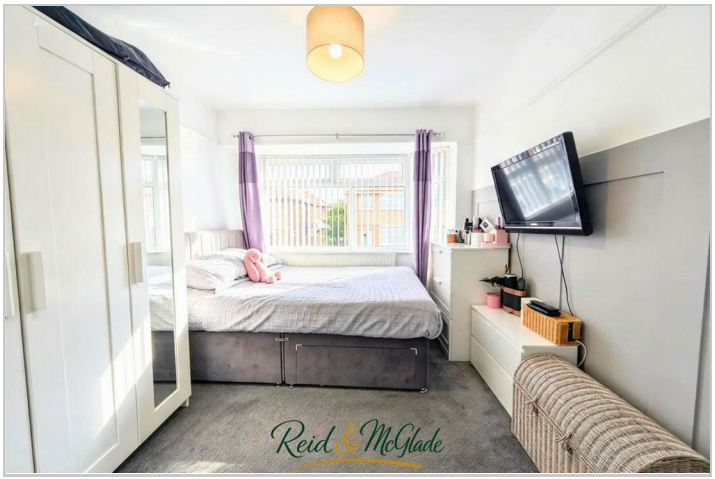
Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.









Road Map



Hybrid Map

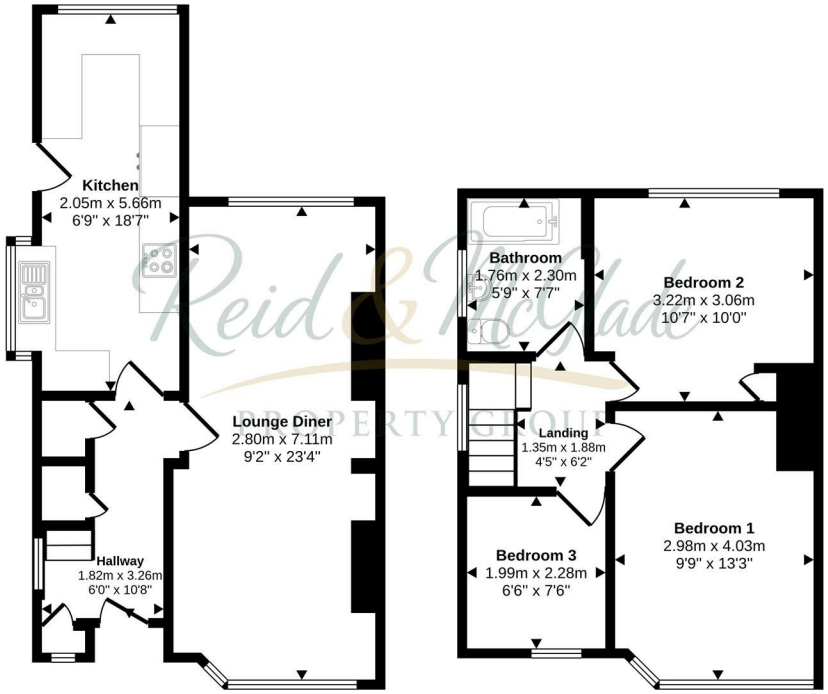


Terrain Map



Floor Plan

Approx Gross Internal Area
76 sq m / 818 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

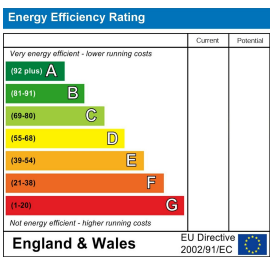
First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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

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Tel: 01352 762300 Email: sales@reidandmcglade.com