



13

Holywell | CH8 9QA

£190,000

**MONOPOLY**<sup>®</sup>

BUY • SELL • RENT

MONOPOLY

BUY • SELL • RENT







# 13

Holywell | | CH8 9QA

A fantastic opportunity to purchase a 3 bedroom semi-detached property located in the coastal village of Mostyn close to the town of Holywell. The property offers well presented living accommodation, 3 bedrooms and off road parking and really must be viewed to be fully appreciated. The village of Mostyn sits on the North Wales coast on the mouth of the Dee Estuary approximately 5 miles from Holywell and 7 Miles from Prestatyn with Historical sites such as Mostyn Hall and is close to the A55 for commuting. In brief the property comprises of; entrance hall, living/dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A well presented 3 bedroom semi-detached property
- Good size living/dining room
- Off road parking
- Gas central heating
- Coastal village on The mouth of the Dee Estuary
- Close to the A55 for commuting
- VIEWING HIGHLY RECOMMENDED



### Entrance Hall

With wood effect flooring, stairs off to the first floor.

### Living/Dining Room

A spacious and well presented room with wood effect flooring, double glazed window to the front, double glazed sliding patio doors off to the rear garden, door to an under stairs storage cupboard.

### Kitchen

Fitted with a range of wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, plumbing for a washing machine, space for a fridge/freezer, double glazed window, part tiled walls.

### First Floor Landing

With carpeted flooring, access to the loft space.

### Bedroom 1

Well presented with 2 double glazed windows to the front, carpeted flooring, door to a storage cupboard.

### Bedroom 2

With a double glazed window to the rear, carpeted flooring.

### Bedroom 3

With a double glazed window to the rear, carpeted flooring.

### Bathroom

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, fully tiled walls, double glazed window.

### Rear Garden

To the rear is a paved patio leading on to a lawned garden with a side area with gated access to the front.

### Front

To the front is a lawned garden with a tarmac driveway providing off road parking for 2 cars.

### Important Information

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your









needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.  
Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage











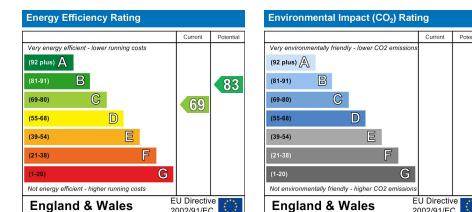


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT