



# PALMER

## ESTATE AGENTS

**5 Brynford Street, Holywell, Flintshire, CH8 7RD.**



**£84,950**

- Mature mid row house
- Sitting room
- Bathroom/wc
- Garden to the front
- NO ONWARD CHAIN
- Council Tax Band - A
- Two double bedrooms
- Galley kitchen
- Gas central heating
- Convenient for Holywell town centre and local amenities
- Energy Rating - C

2 Tower Gardens Holywell Flintshire CH8 7TG  
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## 5 Brynford Street, Holywell, CH8 7RD.

A mature mid row house, convenient for shops and local amenities. The accommodation comprises of a sitting room and galley kitchen to the ground floor, and two double bedrooms and bathroom to the first floor. Gas central heating and majority double glazing are provided. Externally, there is a small garden area to the front. In the Agent's opinion, this property should be of particular interest to first time buyers, purchasers looking for an easy to run property in a convenient location, or landlord investors (the property has been let in recent times at a rent of £450 per calendar month). The property is available for purchase with no onward chain, and in more detail comprises;

Timber front entrance door with two obscure glazed panels opens to the;

**Sitting Room:** 4.26m x 4.08m narrowing to 3.25m (14'0" x 13'5", narrowing to 10'8")

With laminate flooring. Panel radiator. uPVC double glazed 'sash' window. Staircase to the first floor. Panel glazed door to;

**Kitchen:** 2.81m x 1.72m (9'3" x 5'8")

Provided with a range of wall and base cabinets in a timber finish with stainless steel furniture and complementary worktops. Inset 4-burner gas hob and built under electric oven. Inset stainless steel circular sink with matching drainer and monobloc tap. Wall mounted 'Glow-Worm Flexicom 24cx' gas fired 'combi' boiler.

**First Floor Landing:**

Access to the roof space. Door to;

**Bedroom One (front):** 4.26m x 3.20m (14'0" x 10'6")

Panel radiator. uPVC double glazed sash window. Walk-in cupboard.

**Bedroom Two (rear):** 3.70m (maximum) x 2.89m (12'2" x 9'6")

Panel radiator. uPVC double glazed window.

**Bathroom:**

Provided with a modern white suite comprising bath with thermostatically controlled mains operated shower over, wash basin and slimline W.C. Full wall tiling. Panel radiator. Extractor fan.

**Directions:**

From the Agent's Holywell Office, turn left onto the High Street. Turn right at the Victoria Hotel into Brynford Street, and the property will be found on the left hand side.

**Agents Notes:**

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.





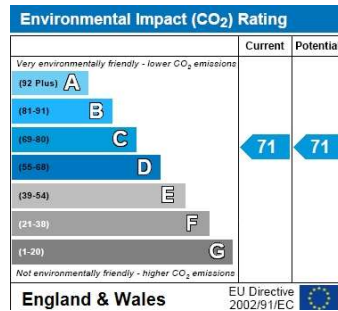
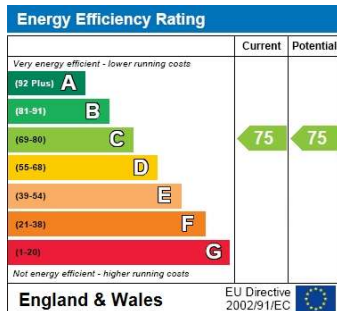
1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 206 SQ.FT.  
(19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018



The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions – the higher the rating, the less impact it has on the environment.

**VIEWING ARRANGEMENTS:** Strictly by prior appointment through **PALMER ESTATE AGENTS**.

**Opening Hours:** Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** We have our own accredited Assessor, David Palmer B.A. D.E.A. – please call us to discuss your requirements or to make an appointment.

**FREE MARKET APPRAISAL:** If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation\* – simply call us to make an appointment.

\*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

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