



## Woodlands Monastery Road

Pantasaph, Holywell, CH8 8PN

£560,000



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## Description

Reid & Roberts are pleased to present this spacious four-bedroom detached bungalow, with a substantial (approximately) half-acre garden plot, a double garage, and sweeping countryside views. Located in the picturesque Pantasaph, this property combines rural tranquility with convenient access to the amenities of nearby Holywell. Holywell offers a variety of shops, supermarkets, leisure facilities, and excellent transport connections, including the A55 North Wales Expressway and the coastal road.

This well-appointed home features an inviting entrance porch leading into a central hallway, which connects to a generous lounge, a bright conservatory, and a modern, fully-equipped kitchen / diner. The master bedroom includes a spacious four-piece en-suite, a family four piece suite bathroom and complemented by three further bedrooms with one having potential to be a separate dining room, providing ample space for family living or hosting guests. Additional highlights include UPVC double-glazed windows throughout and efficient central heating via a combination boiler, ensuring comfort year-round.

With its blend of spacious interiors, modern amenities, and an idyllic location, this bungalow offers a unique opportunity to enjoy both rural charm and convenient access to North Wales and beyond.

## Accommodation Comprises

### Entrance Porch

Step into the home through a welcoming entrance porch, featuring a UPVC entrance door and double-glazed windows that flood the space with natural light. The porch boasts a polycarbonate roof, wall-mounted lighting, tiled flooring, and leads through a wooden door into the main hallway.

### Hallway

The spacious hallway provides access to all main rooms and includes a convenient built-in storage cupboard, coved and textured ceiling, and wall-mounted lighting. The loft is accessible via a ladder, with part of the loft boarded for additional storage.

### Lounge

A bright and spacious lounge, ideal for family gatherings, showcases a charming brick fireplace with a living flame gas fire and elegant marble hearth extending to side plinths. The room is enhanced by a coved and textured ceiling, two radiators, and power points. A large UPVC double-glazed window to the front elevation fills the room with light, while additional UPVC double-glazed windows and door leads seamlessly into the conservatory.

### Conservatory

The delightful conservatory offers a peaceful retreat with UPVC double-glazed windows on three sides, set atop a dwarf brick wall, providing lovely views of the garden. French doors open directly onto the garden, ideal for indoor-outdoor living. The conservatory features a polycarbonate roof, ceiling fan with light, power points, an aerial outlet, tiled flooring, and a radiator for year-round comfort.

### Kitchen / Diner

This well-appointed kitchen features a variety of wall and base units, topped with

stylish roll-top work surfaces and complemented by a matching splashback. Inset one-and-a-half bowl sink and an electric hob with extractor fan above. Additional features include integrated electric and combination ovens, along with designated spaces for a washing machine and an American-style fridge freezer. The kitchen also boasts a coved and textured ceiling, tiled flooring, radiator, power points and a UPVC double-glazed window to the rear elevation provides a pleasant view of the rear, while a stable door leads directly to the rear porch.

### Rear Porch

The bright and inviting rear conservatory porch is crafted with UPVC double-glazed windows set on a dwarf brick wall and topped with a polycarbonate roofing. Tiled flooring, power points, and a UPVC double-glazed door leading to the garden. This versatile space is perfect for relaxing or additional storage.

### Spacious Master Bedroom

The master bedroom is a generous space with a UPVC double-glazed window to the front elevation overlooking stunning countryside views. A full wall of fitted wardrobes provides exceptional storage with ample hanging and shelving space. These wardrobes also contain a unique, concealed doors leading to a hidden en-suite, cleverly integrated within the wardrobe design. Additional features include a coved and textured ceiling, power points, and a radiator.

### En-Suite

This spacious en-suite is fitted with a complete four-piece bathroom suite. Relax in the corner panelled bath or enjoy the convenience of a shower enclosure with an electric shower. The suite also includes a pedestal wash hand basin and a close-coupled WC. Fully tiled walls and flooring, spotlights and Two UPVC double-glazed windows to the rear elevation fill the space with natural light and ventilation

### Bedroom Two

A well-proportioned bedroom featuring built-in mirrored sliding wardrobes providing hanging rails and shelving. Coved and textured ceiling, power points and a radiator and A UPVC double-glazed window to the front elevation creating a bright and welcoming space.

### Bedroom Three

This bedroom enjoys garden views through a rear-facing UPVC double-glazed window. It includes a spacious fitted wardrobe with mirrored sliding doors and fixed shelving, offering generous storage. Finished with coved and textured ceiling, power points, and a radiator. This room is both practical and appealing.

### Bedroom Four / Dining Room

A versatile room with potential to serve as either a fourth bedroom or a formal dining room. This space benefits from a UPVC double-glazed window to the front elevation with countryside views bringing in natural light. Coved and textured ceiling, power points, and a radiator. This room provides flexibility to meet your needs.

### Family Bathroom

This stylish bathroom features a UPVC double-glazed window to the rear, with a contemporary four-piece suite, including a panelled bath and a separate shower enclosure with a thermostatic shower featuring both hand and rainfall shower heads. The suite is completed by a vanity unit with an integrated wash hand

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basin and a close-coupled W.C. Beautifully finished with fully tiled walls and flooring, it also includes a chrome heated towel rail radiator, extractor fan, and shaver socket.

### Double Garage

An expansive double garage with an electric door at the front and a convenient side access door. Equipped with power and lighting, this space is ideal for both vehicles and additional storage.

### Grounds and Garden

Occupying a generous plot of approximately half an acre, the property boasts extensive landscaped grounds. The front offers ample driveway parking while the rear features expansive lawns, bordered by mature trees and shrubs that create a serene, private atmosphere. A stone wall and steps lead to charming features, including greenhouse, ideal for gardening enthusiasts or outdoor relaxation.

This property perfectly combines versatile interior spaces with stunning outdoor areas, making it an exceptional family home in a peaceful setting.

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### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

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### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



## Road Map



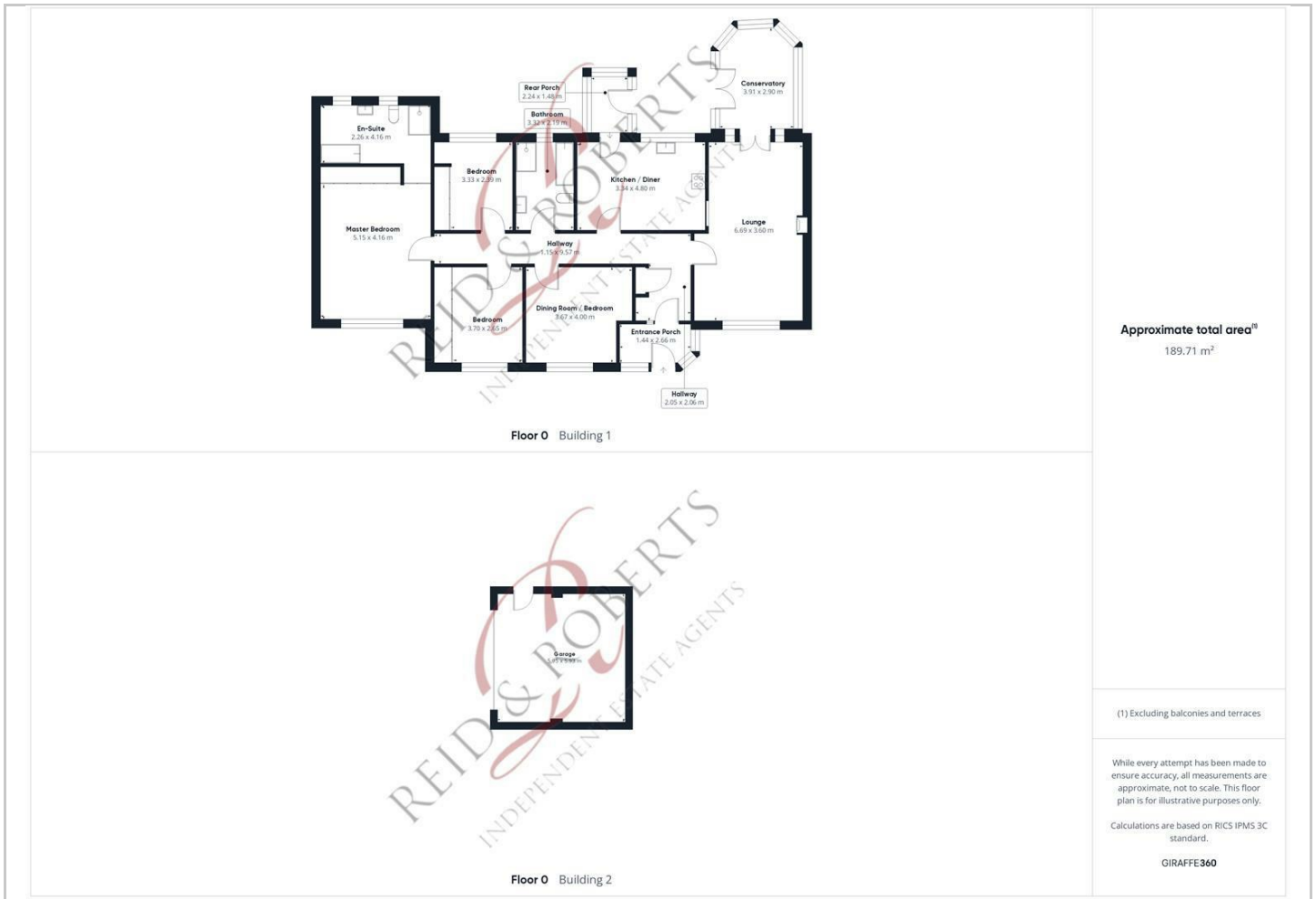
## Hybrid Map



## Terrain Map



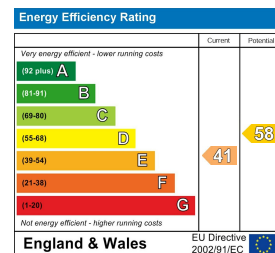
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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