



1 Lon Y Fron
Holywell, CH8 8HX

Offers Over £475,000



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Description

Reid and Roberts are delighted to offer For Sale this Fantastic Five Bedroom Detached Family Home providing Spacious and Versatile Accommodation. This Well Presented property has been extended by the current owners to provide a fourth and fifth bedroom. An amazing first floor balcony has been added which allows you to really appreciate the stunning views of the Dee estuary and neighbouring countryside. The property sits on a private elevated position in the sought after village of Pentre Halkyn.

In brief to the ground floor the accommodation comprises: Entrance Hall, Lounge, Kitchen, Dining Room, Sunroom, Utility Room and Downstairs W.C. To the first floor you will find: Landing, Five Bedrooms, Two Ensuite Shower Rooms and a Four Piece Family Bathroom. A Double Garage is currently being used as a games room but has the potential to be converted into a further Reception Room or Downstairs Bedroom for those looking for Independent Living opportunities. To the front of the property double gates open on to a large driveway providing 'off road' parking for multiple vehicles, a pathway gives access to the rear of the property via wooden gates. The private rear garden provides a private space for relaxing, entertaining and al fresco dining.

The property has the added benefit of double glazing, gas central heating and not being overlooked to the rear.

Pentre Halkyn offers a Village Post Office/General Store and Bus Route to neighbouring Towns of Holywell and Mold where you will find a wider range of Shops, Schools and Recreational facilities. Situated within easy access to the A55 which offers a link up to the main motorway networks across the North West.

Accommodation Comprises:

Private composite gates open onto a large resin driveway which spreads the width of the property and provides ample 'off road' parking for several vehicles. The front is bound by mature hedging, the driveway gives access to the garage and a resin step leads up to:

Canopy Porch

A resin porch stretches the width of the property allowing space for outdoor seating to enjoy the far-reaching views of the Dee estuary, courtesy light and a composite door with double glazed units and matching side panels opens into:

Entrance Hallway

A welcoming hallway with stairs leading to the first-floor accommodation, spacious area under the stairs is ideal for large furniture, double panelled radiator and wood effect laminate flooring. Textured ceiling, smoke alarm, ceiling light and wall mounted house alarm panel. Solid oak doors lead to:

Lounge

18'9" x 12'11" (5.73 x 3.94)

Spacious lounge featuring a large stone fireplace with a freestanding log effect electric fire which stands on a raised quarry tiled hearth. The room features a beamed and textured ceiling, large double glazed window with top openers to the front elevation which enjoys the fantastic views over the Dee Estuary and beyond. There is a large double panelled radiator, a central ceiling light, spotlights on the fireplace, multiple double sockets, a phone and Sky point.

Kitchen

16'4" x 10'7" (4.98 x 3.24)

Housing a range of wall and base units with solid oak doors and a black complimentary worktop over, stainless steel one and a half bowl sink unit with drainer and mixer tap over. A red range style electric oven with double oven, grill, warming drawer and a five ring gas hob, stainless steel back splash and stainless steel extractor hood over. Void and plumbing for a dishwasher and space for a large American style fridge freezer. A double glazed window with side opener looks out to the rear elevation over the garden, splash back tiles, tiled flooring, central ceiling spot lights and multiple power sockets. A solid oak door leads off into:

Utility Room

12'1" x 5'10" (3.69 x 1.8)

Housing a range of wall and base units with solid oak doors matching those in the kitchen and a black worktop over. Void and plumbing for a washing machine and a tumble dryer. A double glazed window looks out onto the rear of the property into the garden. splash back tiles, cupboard housing electric fuse board, textured ceiling and tiled flooring continue into the downstairs W.C via a solid oak door. A composite door with double glazed units leads out into the rear garden.

Downstairs WC

5'10" x 2'10" (1.8 x 0.88)

White low flush W.C, double glazed frosted window with top opener to the side elevation and single panelled radiator. Tiled flooring, textured ceiling and ceiling light.

Dining Room

12'5" x 10'0" (3.80 x 3.06)

Featuring beamed and textured ceiling, wood effect laminate flooring, multiple power points and double panelled radiator. Wood grain UPVC double glazed 'French' doors lead into:

Sun Room

12'5" x 11'0" (3.80 x 3.36)

The current owners have converted the conservatory into a sunroom by adding a solid pitched roof. Built on a low brick wall with double glazed UPVC units with decorative top openers. The room has wall lights in addition to the central ceiling light, multiple power sockets and the switch for the external spot lights. Double panelled radiator, tiled flooring and double glazed UPVC 'French' doors lead out onto the rear patio.

First Floor Accommodation

Landing

The landing has two double door storage cupboards, both fitted out with shelving and one is fitted with a small radiator - ideal for storing towels and bedding. The loft is accessible via a pull down ladder and is boarded out for additional storage with lighting. The landing also features a sunlight tunnel 'sky light' showering the extended area in natural light. Oak doors lead to:

Bedroom One

15'3" x 11'5" (4.66 x 3.5)

Featuring triple glazed 'French' doors with glazed side panels and top openers to the front elevation. The doors lead out onto a balcony with glass panels so you can enjoy uninterrupted views of the Dee Estuary and beyond. The balcony provides enough space for a bistro set or a sun lounger.

The room is fitted with a range of wardrobes with mirrored sliding doors, an electric blackout roller blind, double panelled radiator, ceiling light, multiple power sockets and carpeted flooring. A wood panelled door leads into:

Ensuite

7'9" x 3'7" (2.37 x 1.1)

Three piece suite comprises: White low flush W.C, grey vanity unit with white recessed sink and mixer tap over and a fully enclosed glass shower cubicle with wall mounted mains powered overhead rainfall shower. Double glazed frosted window to the side elevation, modern black single panelled radiator, inset spot lights, extractor fan and tiled floor.

Bedroom Two

13'10" x 11'3" (4.22 x 3.44)

Fitted with a range of wardrobes with mirrored sliding doors, double glazed window to the rear elevation, double panelled radiator, coved and textured ceiling. Ceiling light and carpet flooring. Wooden panelled door leads into:

Ensuite

6'0" x 6'2" (1.85 x 1.9)

White three piece suite comprises: low flush W.C, pedestal sink with mixer tap over and tiled splash back, fully tiled glass shower enclosure with Aqualisa shower. Double glazed frosted window to the rear elevation, single panelled radiator, tiled floor, inset spot lights and extractor fan.

Bedroom Three

14'6" x 9'5" (4.42 x 2.89)

Double glazed window with side openers to the front elevation, double panelled radiator, coved and textured ceiling. Ceiling light, multiple power sockets and carpet flooring.

Bedroom Four

11'5" x 10'0" (3.49 x 3.05)

Double glazed window to the front elevation, single panel radiator, ceiling light, two double sockets, and carpet flooring.

Tel: 01352 711170

Bedroom Five

15'2" x 4'4" (4.64 x 1.33)

Double glazed window to the rear elevation, single panelled radiator, ceiling light, two double sockets and carpet flooring.

Family Bathroom

7'9" x 6'0" (2.38 x 1.85)

Featuring a white four piece suite comprising of freestanding jacuzzi style light up bath with mixer tap over, pedestal sink unit, low flush W.C and a fully enclosed shower cubicle with overhead rainfall shower with separate shower attachment. Fully tiled walls and floor, double glazed frosted window to the rear elevation, chrome ladder style heated towel rail, recessed ceiling spot lights and extractor fan.

Double Garage

Currently being used for storage and as a games room, this could easily be converted into addition rooms to be accessed from the main house with the necessary permissions to meet with regulations.

Metal up and over garage door with uPVC side door. Lighting, power and houses the Worcester gas combi boiler.

Outside

To The Front

The property is approached via large composite gates on metal frames and bound by mature evergreen hedging. The resin driveway is bordered by slate chippings and a lawned area and stretches round to both sides of the property. Wooden gates on both sides of the property provide access to the rear. The canopy porch has a courtesy light and provides cover for outdoor seating to the front of the property so the far reaching views can be enjoyed. CCTV is operational at the property.

To The Rear

The private rear garden boasts an array of usable areas for relaxing and entertaining. The Indian sandstone patio area stretches the width of the property and can be accessed from the sunroom and the utility room. The raised seating area features a decorative patio and steps lead up to a good sized mainly laid to lawn garden area. There is an outside tap, outside power points, decorative lighting as well as security lighting. The garden is bound by mature hedging providing the property with a great deal of privacy.

Council Tax Band

F

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Services

The agents have not tested the appliances listed in the particulars.

Mortgage Advise

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

Money laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Loans

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

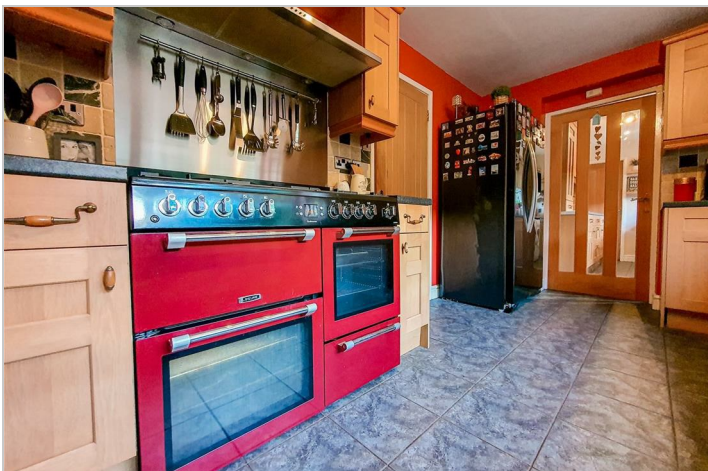
Floor Plan

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours Of Business

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our 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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