



## Tros Yr Enfys Babel Road

Pantasaph, Holywell, CH8 8PW

Offers In The Region Of £350,000



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### Accommodation Comprises:

A UPVC entrance door welcomes you into:

### Conservatory / Entrance Porch

Featuring wood-effect laminate flooring, power points, and UPVC double-glazed windows to the front and side elevations set on a panelled dwarf wall with a polycarbonate roof. A solid wooden door leads seamlessly into the spacious and inviting hallway.

### Hallway

Serves as the central hub of the home, providing access to all main living areas and the second bedroom. Thoughtfully designed for both practicality and style, it includes a convenient coat-hanging space and loft access, complete with a loft ladder for easy entry. Two UPVC double glazed windows to the side elevation both complete with wooden window sills. Two traditional column radiators contribute to the warmth and charm of the space, complementing the beautifully crafted Welsh oak internal doors, skirting boards, and architraves that enhance the home's character. The flooring, made from rich Scots pine wood, adds a touch of timeless elegance while reinforcing the warm and traditional feel that runs throughout the property.

### Lounge

The lounge exudes warmth and character, making it one of the standout features of the home. At its heart is a charming log burner, framed by an inset wooden beam mantle that adds to the room's rustic appeal. A tiled backdrop and hearth create an elegant yet traditional focal point, enhancing the cosy atmosphere. The space is further enriched by Scots pine flooring, which complements the home's timeless aesthetic. A large UPVC double-glazed bay window floods the room with natural light while offering picturesque views over the surrounding fields, bringing the beauty of the outdoors inside. Traditional column radiators provide warmth and comfort as well as power points. This inviting living space perfectly balances classic charm with contemporary convenience, making it an ideal spot to relax and unwind.

### Utility Room

Formerly the original kitchen, the utility room has been thoughtfully redesigned to provide a practical and stylish space. It features a range of modern wall and base units, offering ample storage with complimentary worktop surfaces over. The stainless steel sink and drainer, complete with a mixer tap, add to the room's functionality, while the partially tiled walls and complementary splash-back tiles enhance the overall aesthetic.

Designed for convenience, the utility room provides dedicated space for a washing machine, dryer, and fridge, ensuring everyday tasks can be carried out with ease. The tiled flooring adds durability and makes maintenance simple. A built-in cupboard discreetly houses the electric meter, and the oil boiler is also located within the utility. Spotlights provide a bright and airy feel, while a UPVC double-glazed window to the side elevation allows natural light to enter. A UPVC door with frosted double-glazed panels offers access to the side of the property, making it easy to step outside when needed.

### Bathroom

The four piece suite bathroom is a perfect blend of modern convenience and traditional elegance, designed to offer both style and functionality. A beautiful freestanding roll-top bath, complete with traditional taps and a matching hand shower attachment, creating a luxurious space for relaxation. A classic pedestal sink with traditional taps complements the timeless design, while a low-flush WC enhances the period charm. For added practicality, the corner shower cubicle is fitted with a wall-mounted electric shower, providing a refreshing alternative to the bath. The space is finished with fully tiled walls and flooring, ensuring a sleek and easy-to-maintain finish. A chrome towel rail radiator adds warmth and comfort, while spotlights illuminate the room, creating a bright and welcoming atmosphere. A frosted UPVC double-glazed window to the side elevation allows natural light to filter in while maintaining privacy.

### Bedroom Two

Spacious and inviting double room, accessed via a small set of steps that add to its unique character. A UPVC double-glazed window with a wooden window sill to the side elevation brings in plenty of natural light, creating a bright and airy feel. The room comfortably accommodates a double bed along with additional bedroom furniture, making it a versatile and relaxing space. A traditional column radiator and power points ensure modern convenience.

### Open Plan Kitchen / Dining & Living Area

At the heart of the home lies the stunning open-plan kitchen, dining, and living area.

Kitchen - Designed to offer both style and practicality while maintaining a warm and inviting atmosphere. The beautifully appointed kitchen features a range of modern wall and base units, complemented by elegant wooden worktop surfaces and matching upstands. A charming Belfast sink with a spray tap adds to the traditional yet contemporary feel, while the space is perfectly designed to accommodate a Range-style cooker, complete with a splash-back and a sleek black chimney extractor hood over. Integrated appliances, including a dishwasher, ensure convenience, while tiled flooring, spotlights, and a traditional column radiator enhance both comfort and functionality. A large UPVC double-glazed window to the side elevation allows natural light to flood the space, creating a bright and airy environment. A striking feature beam frames the opening to the dining and living area, with beautifully crafted Scots pine wood steps leading seamlessly down into the space.

The dining and living area is generously proportioned, offering ample space to comfortably accommodate a dining table along with a seating area for relaxation. Large UPVC double-glazed French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection and inviting an abundance of natural light into the room. This thoughtful design not only enhances the feeling of space but also brings the beauty of the outdoors in, making it the perfect setting for both everyday living and entertaining. The room also includes space for an American-style fridge freezer, ensuring practicality without compromising on aesthetics. Tiled flooring continues throughout, while a UPVC double-glazed window to the side elevation, complete with a wooden window sill, adds character and further enhances the bright and welcoming feel of this impressive space.

From here, a door leads into another versatile area, offering endless possibilities for use as an additional reception room or home office.

### Additional Sitting Room / Office

This additional reception area offers a versatile space that can be adapted to suit a variety of needs, whether as a home office, playroom, or an extra sitting room. The vaulted ceiling, enhanced by an exposed feature beam, adds character and a sense of openness, while wall lights create a warm and inviting atmosphere. Thoughtfully designed for both practicality and comfort, the room includes power points, wall lights and provides easy access to the master bedroom suite via a beautifully crafted staircase and beneath the stairs you will find a spacious storage area.

### Master Bedroom Suite

The luxurious master bedroom suite is a beautifully designed space that seamlessly blends charm and functionality. The vaulted ceiling with exposed beams enhances the character of the room while creating a sense of openness. Natural light floods the space through two UPVC double glazed Velux windows and a UPVC double glazed window to the rear elevation, offering breathtaking views of the surrounding countryside.

Cleverly designed to maximize storage, the room features a built-in wardrobe with hanging rails, providing ample space for clothing and accessories as well as an En-suite. Additional storage cupboards are seamlessly integrated into the eaves, ensuring a clutter-free environment. On either side of where the bed is located are two built-in bedside storage units with shelving offer practical yet discreet storage, enhancing both convenience and aesthetics.

This beautifully appointed master suite provides a tranquil and private retreat, offering both comfort and stunning countryside views, making it the perfect place to relax and unwind.

### En-Suite

The adjoining en-suite is both stylish and practical. It features a low-flush WC and an elegant pedestal sink with a complementary splashback, while a radiator ensures warmth and comfort. The tiled flooring not only adds a touch of sophistication but also enhances durability, making it a low-maintenance yet elegant addition. An extractor fan is fitted to maintain a fresh and well-ventilated environment, ensuring this space is as comfortable as it is functional.

### External

The front of the property is approached via a generous driveway that provides ample off-road parking. A combination of concrete and golden gravel enhances both practicality and aesthetics and bound by a charming red brick wall and picket fencing. The property also enjoys stunning open field views!

Tel: 01352 711170

To the side, a set of double wooden gates leads to the rear garden, opening onto a well-maintained paved path and golden gravel area that includes a convenient log storage and newly fitted oil tank.

The rear garden is thoughtfully designed to provide both functionality and a peaceful outdoor retreat. A dedicated gravelled seating area offers the perfect space for alfresco dining, seamlessly blending with the surrounding landscape. Beyond this, a spacious mainly laid to lawn garden, enclosed by panelled fencing and mature hedges, provides privacy and a safe environment for outdoor activities.

#### Workshop

A versatile workshop that offers endless possibilities, whether used as a dedicated hobby space, a practical storage area, or transformed into a charming summer house. Thoughtfully designed, this space provides both functionality and flexibility, making it ideal for a range of uses to suit individual needs. With its potential to be adapted into a relaxing retreat, creative workspace, or additional storage solution, it enhances the overall appeal of the property while seamlessly integrating with the surrounding outdoor environment.

#### 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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## Road Map



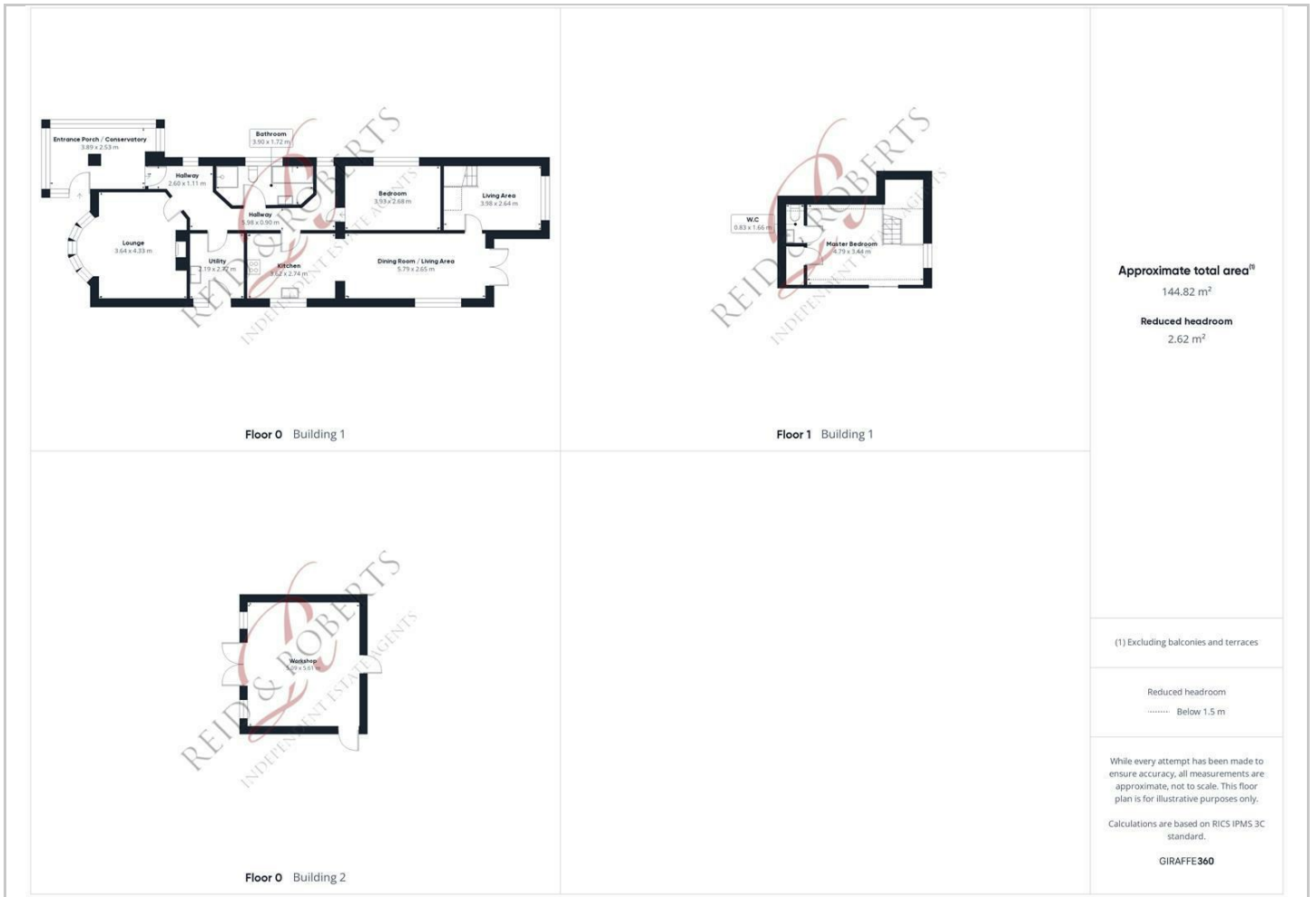
## Hybrid Map



## Terrain Map



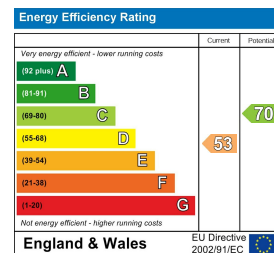
## Floor Plan



## 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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