



9 The Beeches

Holywell, CH8 7SW

Offers In The Region Of £365,000



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Accommodation Comprises

You are welcomed into the property via a composite front door.

Vestibule

The space conveniently houses the electric and gas meters and stop tap. Tiled flooring, a ceiling light and a UPVC double-glazed frosted window to the side elevation complete the room.

A UPVC double-glazed frosted door leads you into the hallway.

Entrance Hallway

The hallway is warm and welcoming, setting the tone for the rest of the home. Providing access to all ground floor living areas, the space is completed with wood-effect laminate flooring, power points, warm air vent, smoke alarm and ceiling and wall lights.

Open Plan Kitchen/Diner & Living Area

The bright and airy open-plan Kitchen/Diner and Living Area is the heart of the home, ideal for entertaining.

Kitchen / Diner

Fitted with a range of modern wall, drawer, and base units complemented by a stylish worktop providing ample storage. The kitchen includes an integrated oven with a four-ring hob and extractor fan above, as well as an integrated microwave and dishwasher. Additional features include a composite sink with a drainer and mixer tap above, wood-effect laminate flooring, fluorescent and ceiling lighting. UPVC double-glazed windows to the rear elevation capture beautiful views of the Dee Estuary and beyond whilst ensuring a bright and functional cooking space. There is generous space for a dining table.

A UPVC door with a double-glazed window allows direct access to the balcony.

Living Area

The living area adjoining the kitchen/diner is spacious and bright with comfortable, carpeted flooring and floods of natural light from UPVC double-glazed windows to the front elevation. The room is completed with a ceiling and wall lighting, a coved ceiling, warm air vent and multiple power points.

The space additionally benefits from double-doors from the entrance hallway for convenient access.

Bedroom

A generous second bedroom located on the ground floor for convenience with ample space for a double bed and additional furniture. The UPVC double-glazed window to the rear elevation beautifully frames views of the Dee Estuary and beyond, making it a peaceful and cosy retreat. Additional features of the room include power points and a ceiling light.

Shower Room with Utility

The bright and modern shower room comprises a W.C, a vanity sink with storage beneath and a mixer tap over and a fully tiled mains powered shower cubicle. Featuring tiled flooring and partially tiled walls, this versatile space includes a UPVC double-glazed frosted window to the front elevation, providing ample natural light whilst ensuring privacy. There is room for both a washing machine and a separate dryer, complemented by a worktop surface above. Stylish white gloss storage units provide plenty of space for essentials, while a wall-mounted heated towel rail, extractor fan, warm air vent and ceiling light complete the room.

Study

This additional reception area offers a versatile space that can be adapted to suit a variety of lifestyle needs, whether as a home office, extra sitting room or playroom. Thoughtfully designed for both practicality and comfort, the room includes power points, a ceiling light, a warm air vent, a UPVC double-glazed window to the front elevation and a modern glass staircase providing access to the first floor.

First Floor Accommodation

Landing

The spacious landing is practical, currently used as an extra workspace. Providing access to the bedrooms and shower room, it is well-lit via a UPVC double-glazed window to the side elevation, Velux window to the rear elevation and enhanced by a ceiling light and spotlights. Eaves allow for additional storage with the room completed with power points and an electric radiator.

Bedroom

The third bedroom offers versatility, allowing ease for a single room, nursery or home office space. A Velux window to the front elevation and a ceiling light enhance the rooms cosiness, whilst power points and eaves for practical storage solutions complete the space.

Master Bedroom

A generously sized master bedroom located on the first floor. Natural light floods the room via the UPVC double-glazed and Velux windows to the side and rear elevations, creating a bright and welcoming atmosphere. The space is complemented by an electric radiator, warm air vents, power points, and ceiling lights, with ample room for bedroom furniture — a tranquil retreat to relax and unwind.

A door leads to the walk-in wardrobe, offering excellent versatility and storage options to suit a variety of needs.

Walk-in Wardrobe

A door off of the master bedroom leads you into the walk-in wardrobe where there is ample, practical space for drawers and hanging rails. The room has a UPVC double-glazed window to the front elevation, eaves for additional storage solutions, power points and ceiling lights.

Tel: 01352 711170

Shower Room

A modern shower room located on the first floor for convenient access from the bedrooms. The space comprises a multi-jet mains powered corner shower with a head attachment, W.C and vanity sink with storage below and mixer tap above. Finishes include fully tiled walls, wood-effect laminate flooring, a ceiling light, extractor fan, wall-mounted heated towel rail and a Velux window to the front elevation.

Garage

Electric up and over door at the rear allows access to the tandem garage where there is space for two cars or practical storage solutions. The space benefits from power and lighting, UPVC double-glazed frosted windows to the front and side elevation, boiler which services the warm air system and plumbing for washing machine.

External

The property is approached via a tarmacked driveway providing ample off road parking and low-maintenance upkeep. A path leading down the side of the property provides convenient access to the rear garden.

To the rear of the property, the garden has space for additional parking with access to the tandem garage. A dwarf stone wall and shrubs border the lawn and patio areas with a stairway allowing access to the paved terrace where there is space for outdoor dining or practical storage solutions. An additional stairway goes up the balcony.

Benefiting from the elevated position, the balcony is bordered by stainless steel balustrade and wood-effect decking, framing glorious views of the Dee Estuary and beyond.

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A satellite map view of a rural area in Wales. A yellow location pin is placed on a road. The label 'Milwr' is visible on the map, along with 'Halkyn Rd'. The map shows green fields, some buildings, and a road network. The Google logo is partially visible at the bottom left, and the text 'A/S, Landsat / Copernicus, Maxar Technologies' is at the bottom.

Floor 0

Garage
10.68 x 3.70 m

Floor 1

Living Room
5.38 x 4.09 m

Open-Plan Kitchen/ Diner
3.33 x 6.53 m

Entry
1.22 x 1.41 m

Hallway
3.93 x 1.36 m

Shower Room / Utility
2.85 x 2.23 m

Office
3.91 x 2.78 m

Bedroom
3.35 x 4.22 m

Balcony
2.41 x 5.43 m

Floor 2

Bedroom
3.66 x 5.25 m

Walk-In Wardrobe
3.20 x 2.41 m

Shower Room
2.31 x 1.90 m

Landing
1.80 x 5.42 m

Bedroom
2.28 x 2.67 m

Approximate total area⁽¹⁾
165.7 m²

Balconies and terraces
11.6 m²

Reduced headroom
9.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		64	80
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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