



Bryn Y Coed

Holywell, CH8 7AU

Offers Over £190,000



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Accommodation Comprises

Upon arrival, you are greeted by a UPVC front door flanked by two frosted double-glazed side panels opening into:

Entrance Porch

The entrance porch provides a practical and welcoming space with modern lighting and wood-effect laminate flooring. This area is ideal for coats and shoes, keeping the rest of the home tidy and organised. A glazed wooden door leads into the main hallway, adding a touch of character as you transition into the interior.

Hallway

The hallway is wide and bright, with natural light coming through a UPVC double glazed frosted window to the side elevation. The space features ceiling spotlights, a smoke alarm, a radiator, power points and wood-effect laminate flooring that continues seamlessly into the living area. Stairs lead to the first floor accommodation along with a convenient under-stairs storage cupboard with built-in shelving, perfect for storing household items. A charming archway connects the hallway to the main living area, offering an open and spacious feel from the moment you enter.

Open-Plan Living, Dining & Kitchen

This stunning open-plan space is the heart of the home, thoughtfully designed to bring together family living, dining and entertaining.

The living area features an eye-catching exposed brick fireplace with a log-burner set on a marble hearth and finished with a rustic wooden mantel. It's a cosy yet stylish centrepiece that sets the tone for the room. A large UPVC double glazed tinted window to the front elevation, power points and spotlights.

The dining area sits comfortably between the kitchen and lounge and is ideal for family meals or entertaining guests. It enjoys the same quality flooring which transitions into tiled flooring that continues into the kitchen. This section of the room also features a radiator, spotlights, power points and UPVC sliding patio doors opening out to steps that lead down to the rear garden, creating a fluid indoor-outdoor living experience.

The kitchen has been fully renovated to a high specification, offering a sleek and contemporary space that's both stylish and highly functional. A range of modern base units is complemented by tall larder cupboards as well as an overhead cabinetry, designed to accommodate an American-style fridge/freezer with ease. Inside the larder cupboards you will find pull-out drawers and integrated power points which provide discreet storage for small appliances such as a toaster and microwave, keeping the worktops clutter-free. The quartz worktops are a standout feature, complete with subtle LED lighting that enhances both practicality and ambience. The surface extends into a small breakfast bar, perfect for casual dining, morning coffee, or socialising while cooking. A stylish black one-and-a-half bowl sink finished with a brass mixer tap and integrated appliances including a black electric hob paired with a striking slanted extractor fan over, complementary splashback tiles along with a feature glass splashback all add a clean, sleek finish to the room. Tiled flooring along with underfloor heating brings a layer of everyday comfort. A UPVC double glazed tinted window to the rear elevation and for added convenience, a UPVC door provides direct access to the utility lean to, making the layout highly practical for everyday living.

Utility Lean To

The utility lean-to serves as a highly practical extension of the kitchen, designed with everyday functionality in mind. Finished with wood-effect laminate flooring, the space features a built-in double oven and built-in shelving, along with space for a washing machine. A polycarbonate roof allows natural light to filter through, while a tinted side window enhances privacy to the side elevation. A door leads directly to the side and rear of the property, offering seamless access to the garden, outbuildings, or garage - ideal for busy households and outdoor living.

First Floor Accommodation

Landing

Heading upstairs, the landing is light and airy, provided by a UPVC double glazed tinted window to the side elevation and features laminate flooring and access to the loft, which has been insulated and boarded to provide additional storage. Doors from the landing lead to all three bedrooms and the family bathroom.

Bedroom One

Located at the front of the property, the principal bedroom is a spacious and serene retreat. It comfortably accommodates a double bed along with additional bedroom furniture, making it an ideal space for rest and relaxation. A large UPVC double-glazed tinted window allows an abundance of natural light while maintaining privacy, creating a bright yet peaceful atmosphere. The room is tastefully finished with stylish wood-effect laminate flooring, a radiator and power points for convenience.

Bedroom Two

Positioned at the rear of the home, the second bedroom offers generous proportions and a calming garden outlook. This well-sized double bedroom features a wardrobe with sleek sliding doors, providing ample storage. The UPVC double-glazed tinted window frames pleasant views of the rear garden while the wood-effect laminate flooring, power points, and radiator make this room as functional as it is comfortable.

Bedroom Three

The third bedroom, located at the front of the property, is a versatile and well-proportioned space that would work beautifully as a child's bedroom, nursery, guest room, or dedicated home office. It includes a cleverly integrated built wardrobe above the stair bulkhead, maximising storage while maintaining usable floor space. Additional features include a UPVC double-glazed tinted window, a radiator, power points, and matching wood-effect laminate flooring.

Bathroom

The family bathroom is a clean and spacious room finished in a modern style and comprises of a corner bath with a wall-mounted electric shower and mixer taps over, a vanity unit with an inset sink and chrome mixer tap, and a W.C. The walls are fully tiled for easy maintenance, and the room features a frosted UPVC double glazed tinted window to the rear elevation, spotlights, a chrome towel rail radiator, and a large built-in storage cupboard, ideal for towels and linens.

Garage

The single garage is accessed via double doors and features a side window. Currently used for storage but could accommodate a small car or converted into a workshop or home gym, depending on your needs.

Tel: 01352 711170

Outbuildings and W.C

At the rear of the property is a useful outbuilding with power, shelving, and a window. This could serve as a hobby space or additional storage area. Attached is an external W.C with its own window, offering convenience when spending time in the garden or entertaining outdoors.

External

The front of the property is approached via a spacious driveway, extended to comfortably accommodate multiple vehicles, ideal for families or visitors. A neatly maintained lawn enhances the kerb appeal, bordered by low red brick walls, mature bushes, and established shrubs that offer both privacy and a touch of greenery. Stone steps lead down to a small private paved patio area at the entrance, creating a welcoming spot before reaching the front door. To the side, a gate provides secure and convenient access to the rear garden.

Along the side of the property, you'll find the outbuilding with the connected external W.C and a versatile gravelled area designed for relaxation or entertaining, with ample space to accommodate a hot tub or a stylish outdoor seating arrangement. This area is easily accessed from the utility room, making it perfect for indoor-outdoor living. From here, a set of steps leads gently down into the rear garden.

The rear garden is undoubtedly one of the standout features of this home, a beautifully landscaped space created with socialising and serenity in mind. A well-kept lawn sits at the heart of the garden, framed by gravel borders and a generous gravelled and paved patio, ideal for alfresco dining or lounging in the sun. A bespoke built-in pizza oven and barbecue area take centre stage, perfect for hosting unforgettable evenings with friends and family. The garden is exceptionally private, backing onto mature trees and the unspoilt natural surroundings of Greenfield Valley, offering a peaceful, leafy outlook that feels like your own secluded retreat.

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Road Map



Hybrid Map



Terrain Map



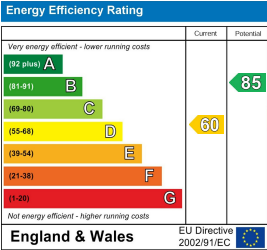
Floor Plan



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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