



## Cremorgan Pen Y Ball Hill

Holywell, CH8 8SZ

£475,000

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## Accommodation Comprises

A paved pathway flanked by two feature dwarf brick walls adorned with decorative lion motifs, creating a grand and welcoming approach, leads to the front door opening into:

### Enclosed Entrance Porch

Parquet flooring, wood panelled ceiling with light and double doors with glazed panels opens to:

### Reception Hall

The home opens into a spacious, U-shaped reception hall, beautifully presented with characterful parquet flooring that adds a warm and welcoming feel. Tasteful ceiling and wall lighting enhance the space, guiding you towards various rooms throughout the property. From here, doors lead into a useful under-stairs storage cupboard, the games room / sitting room, kitchen / breakfast room, a separate dining room, and a large rear lounge. A set of steps at the end of the hall rise gently to the staircase, providing access to the first floor accommodation.

### Games Room / Sitting Room

The games room / sitting room is a large space that has recently undergone partial modernisation. It now features newly laid carpeted flooring and has been enhanced with updated windows and patio doors for improved insulation and aesthetics. A decorative fireplace provides a charming focal point to the room, complementing its generous proportions. Natural light floods in from the newly fitted UPVC double glazed windows at both the front and rear elevations, while the newly fitted UPVC double glazed sliding patio doors open onto the large rear garden, seamlessly blending indoor and outdoor living.

### Dining Room

Offering ample room for dining furniture, this dining room is perfectly positioned to benefit from outstanding views across the Dee Estuary and beyond with triple aspect Double glazed windows. Built in storage and a serving hatch. Parquet flooring and a radiator.

Double doors opening into:

### Large Rear Lounge

The large rear lounge is a truly impressive space, offering an abundance of room for relaxed living and entertaining. A beautiful original fireplace with a tiled hearth stands as a charming focal point, adding warmth and character to the room. The lounge is exceptionally bright thanks to newly installed double-glazed windows to both the side and rear elevations. Additionally, newly fitted UPVC double-glazed French doors not only provide delightful garden views but also open directly onto the rear paved patio, seamlessly connecting the indoor and outdoor living areas. The room is also equipped with radiators, a television aerial point and ample power sockets to accommodate modern living needs.

### Kitchen / Breakfast Room

The kitchen and breakfast room is a delightful 'L' shaped space that blends practicality with style. It features an attractive range of cream gloss wall, drawer, and base units, perfectly complemented by warm wooden worktop surfaces. At its heart is a sleek stainless steel sink unit with a mixer tap, accompanied by high-quality integrated appliances including an electric induction hob with a stainless steel extractor hood and a stylish glass splashback panel, an eye-level 'Lamona' oven, and an integrated dishwasher. The space is lit with complimentary spotlights that highlight its contemporary finish, while dual-aspect double-glazed windows to the front and side elevations flood the room with natural light. One of these windows frames stunning, panoramic views stretching across the Dee Estuary and beyond, making everyday moments in the kitchen truly special.

A door from the kitchen leads through to:

### Inner Hallway

Leads to a newly fitted downstairs bathroom and two further rooms with potential space for a W.C. and laundry room.

### Downstairs Shower Room

A beautifully newly fitted downstairs shower room, designed with both style and functionality in mind. It features a contemporary four-piece suite, including a modern W.C and a sleek wall-mounted vanity unit fitted with two soft-close pull-out drawers, topped with a built-in sink and a chrome mixer tap. A spacious walk-in shower area includes a built-in seating space and a mains-powered wall-mounted shower, offering both comfort and convenience. Adjacent to the shower, you'll find a tiled panelled bath complete with a mixer tap, perfect for a relaxing soak.

Natural light floods the room through two newly installed UPVC double glazed windows on the side elevation. One of these is generously sized, offering a charming view of the side of the property, a serene outlook you can enjoy while unwinding in the bath. The space is finished with stylish tiled flooring and partially tiled walls, giving the room a clean, polished, and timeless look as well as a handy built-in cupboard next to the W.C.

### Storage Room

Currently used as a storage room, this space was formerly a downstairs W.C. This room offers a blank canvas for the new owner to finish and customise to their own taste.

### Utility Room

This room has potential to be transformed into a convenient laundry room and again was in the midst of modernisation. This space features a double glazed frosted window to the front elevation, allowing natural light to filter through while maintaining privacy and houses the wall mounted boiler. With the right finishing touches, it could be turned into a highly functional and practical utility area.

### First Floor Accommodation

#### Feature Landing

The feature landing of this property is an exceptionally spacious and versatile area, ideal for use as a study or quiet reading nook. It is thoughtfully designed with a built-in bookcase and an integrated airing cupboard fitted with shelving, offering both functionality and charm. A double glazed window to the rear elevation allows natural light to fill the space, while a radiator ensures year-round comfort.

From the landing, doors lead to four well-appointed bedrooms, a shower room, and a newly fitted family bathroom.

### Open-Plan Master Bedroom & Dressing Area

The open plan master bedroom suite has been recently modernised and reconfigured to offer a flexible and contemporary layout.

Dressing Area / Study - Upon entering, the first door opens into what was formerly the fifth bedroom, now transformed into a versatile space that can be used as a dressing area or a private study. This room features a newly fitted UPVC double glazed window to the side elevation, flooding the space with natural light and offering stunning views. Wooden flooring and a radiator provides comfort throughout the seasons, making it ideal for multiple uses depending on your lifestyle.

From here, a doorway leads through to:

Master Bedroom - The main master bedroom, a spacious and serene retreat. This room benefits from newly installed UPVC double glazed windows to both the rear and side elevations, perfectly framing picturesque views over the rear garden, the Dee Estuary, and the landscape beyond. The room is finished with wood effect laminate flooring and fitted with radiators, combining style and functionality to create a welcoming and peaceful environment.

Doorway into:

### Room for En-Suite

Adjoining the master bedroom is an additional room that presents the exciting opportunity to create a bespoke en-suite. This space was previously used as an en-suite and renovation work had commenced. It features a newly fitted UPVC double glazed window to the side, along with a radiator, offering a light and airy space. This blank canvas provides the perfect foundation for a custom-designed en-suite bathroom tailored to your preferences.

### Bedroom Two

Enjoys a bright and airy feel, enhanced by dual aspect double glazed windows to the front and side elevations, which provide stunning, uninterrupted views over the Dee Estuary and beyond. This generous bedroom features a comprehensive range of fitted wardrobes, built-in shelving, a radiator and telephone point creating a serene and practical retreat.

### Bedroom Three

Is a well-proportioned room which offers flexibility in layout, with newly fitted UPVC double glazed windows to both the side and rear elevations. One of which features a double window opening. The room is complete with a radiator and ample space to accommodate various bedroom furnishings, making it ideal for guests, family members, or a home office.

Tel: 01352 711170

#### Bedroom Four

Another well-proportioned room which offers flexibility in layout, with newly fitted UPVC double glazed windows to both the side and front elevations, one of which features a double window opening. The room is complete with a radiator and ample space to accommodate various bedroom furnishings, making it ideal for guests, family members, or a home office.

#### Family Bathroom

The family bathroom offers a well-appointed three-piece suite, which includes a PVC clad panelled bath fitted with a wall-mounted electric shower, a pedestal sink, and a low flush W.C. The room is finished with vinyl tile-effect flooring and PVC clad panelled walls, creating a modern and low-maintenance aesthetic. A chrome heated towel rail adds a touch of luxury, while a frosted double-glazed window to the front elevation provides natural light and privacy.

#### Separate Shower Room

In addition, the property features a separate shower room, with a three-piece suite comprising a low flush W.C., a built-in sink unit with cupboard providing storage, and a recessed shower cubicle with a mains-fed shower and a bi-folding door. The space is enhanced by fully tiled walls and tiled flooring, offering both durability and ease of cleaning. A chrome heated towel rail adds comfort, and a double-glazed window to the front elevation allows for ventilation and natural light.

#### Detached Single & Double Garage

The property benefits from both a single and a double garage, each constructed from brick and integrated into the overall design of the home.

The single garage features a traditional up-and-over door as well as a convenient side access door, offering flexibility and ease of use.

The double garage, also brick built, includes a large up-and-over door, providing ample space for additional vehicles, storage, or even workshop use.

#### External

Externally, set in approximately 2/3 acre, the property makes a strong first impression with its gated entrance, opening onto an extensive tarmac driveway that allows parking for multiple vehicles while maintaining a high level of privacy. The front garden has been thoughtfully landscaped and enhanced by a variety of mature trees, hedgerows, and shrubs, many of which are evergreen, ensuring the garden remains vibrant throughout the year. A paved pathway leads to the front door, flanked by two feature dwarf brick walls adorned with decorative lion motifs, creating a grand and welcoming approach.

The garden gracefully wraps around the side of the house, where groundwork has already begun for a paved patio area, an ideal opportunity for the next owners to create a perfect outdoor living space or entertaining terrace. This area would naturally flow toward the rear of the property, revealing an expansive garden that truly sets this home apart.

The rear garden offers exceptional potential. Once the site of a tennis court, this substantial outdoor

space was once beautifully landscaped and still retains the structure and charm of a thoughtfully designed layout. Though now somewhat overgrown and in need of maintenance, it presents a remarkable blank canvas for a visionary buyer. With care and creativity, it could be transformed into a breathtaking garden retreat, whether reinstating the tennis court, introducing formal landscaping, adding garden rooms, or even incorporating a wildflower meadow or orchard.

Thanks to its elevated position, the garden enjoys sweeping views across the Dee Estuary, providing a tranquil and picturesque backdrop throughout the seasons. Mature trees and established hedging provide natural privacy and seclusion, while the existing array of plants, shrubs, and bushes add the potential for rich colour and texture once revitalised. For those seeking a private sanctuary or a space to entertain on a grand scale, this garden offers limitless possibilities.

#### Location

Located on the prestigious Pen Y Ball Hill, this home enjoys the perfect balance of countryside tranquility and modern convenience. The A55 Expressway is easily accessible, offering direct links to Chester, the North Wales coast, and the wider motorway network – making commuting or weekend getaways a breeze.

Families will also appreciate the excellent choice of schools in the area, including well-regarded local options such as Middleton College and St Bridget's Catholic Primary School.

This is far more than just a house – it's a lifestyle opportunity in a location that offers space, privacy, and potential. Whether you're looking for your forever family home or a unique development investment, this property must be viewed to truly appreciate everything it has to offer.

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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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#### 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.





Road Map



Hybrid Map



Terrain Map



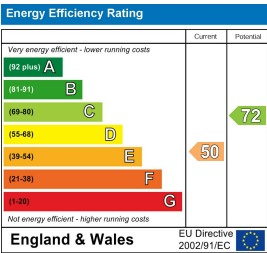
Floor Plan



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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