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INDEPENDENT ESTATE AGENTS



Rhosfryn Rhewl Fawr Road

Penyffordd, Holywell, CH8 9HJ

Offers In The Region Of £300,000

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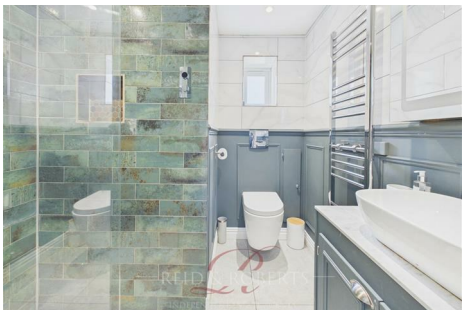
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Accommodation Comprises

The property is approached via a a gate opening to steps up to the front entrance. To the front you will find an attractive, low-maintenance garden area together with a golden gravelled driveway providing off-road parking with a wooden fence and gate providing access to the side of the property and leads through to the rear garden.

Entrance door opens into:

Living Room

A spacious and welcoming living room featuring a charming inset log burner with a wooden mantel above, creating an attractive focal point to the room. Further character is provided by picture rails and built-in cupboards, while a UPVC double glazed window overlooks the front elevation and allows plenty of natural light. Finished with wood effect porcelain tiled flooring with the added benefit of underfloor heating, recessed downlights and power points.

A sliding door opens into an inner hallway with staircase rising to the first floor accommodation and an open doorway leading into:

Kitchen / Diner

A fantastic kitchen and dining space combining modern practicality with character features. A striking exposed brick chimney breast with decorative fireplace creates a lovely focal point, complemented by built-in shelving and cupboards positioned to either side.

The kitchen is fitted with a range of base units with worktop surfaces over and incorporates a double Belfast-style sink with swan-neck spray mixer tap. Integrated appliances include a dishwasher and built-in oven, together with an electric hob and stainless steel chimney-style extractor hood above.

A central island provides additional storage and incorporates an extended worktop, creating an ideal breakfast bar and informal dining area.

Further features include tiled splashbacks, recessed downlights, wood effect porcelain tiled flooring with the added benefit of underfloor heating, power points and a UPVC double glazed window to the front elevation.

Additional cabinetry includes a dedicated space housing an American-style fridge/freezer, while an opening leads through to:

Pantry Area:
A particularly useful addition to the kitchen, providing excellent additional storage with fitted shelving, power points and a dedicated space for a microwave.

An opening from the kitchen leads through to:

Laundry / Utility Area

A highly practical and versatile area providing space for a washing machine and tumble dryer, together with ample room for household and cleaning essentials, coats and footwear.

Finished with wood-effect laminate flooring and recessed downlights with UPVC double glazed windows to the rear and side elevations allowing plenty of natural light while a UPVC door provides direct access to the rear garden.

A further door leads into:

Downstairs Bathroom

Fitted with a three-piece suite comprising of a - W.C, wall-mounted wash hand basin and an L-shaped panelled bath with wall-mounted electric shower over. Finished with partially tiled walls, wet-room style flooring, extractor fan and radiator. A frosted UPVC double glazed window overlooks the rear elevation and a useful storage cupboard houses the wall mounted boiler.

First Floor Accommodation

The staircase rises to the first floor landing, with doors leading to all three bedrooms.

Landing

Featuring a UPVC double glazed window to the rear elevation, recessed downlights and smoke alarm, together with a useful storage cupboard which provides excellent built-in wardrobe/storage space. Loft access is also available from the landing.

Principal Bedroom

A generously proportioned principal bedroom offering plenty of space for bedroom furniture and benefiting from fitted wardrobes with mirrored sliding doors. A fantastic exposed brick feature wall incorporates a decorative fireplace, adding warmth and character to the room. Further features include wall lights, recessed downlights, power points, vertical radiator and a UPVC double glazed window to the front elevation.

A door leads into:

En-Suite Shower Room

A stylish three-piece suite comprising a W.C., countertop wash basin with mixer tap set upon a vanity unit providing useful storage, and a walk-in shower enclosure with mains-powered rainfall shower and built-in recessed shelf, ideal for toiletries. Finished with tiled flooring with the added benefit of underfloor heating, recessed downlights, tall stainless steel heated towel rail radiator and a frosted UPVC double glazed window to the rear elevation.

Bedroom Two

Another well-proportioned bedroom featuring an attractive exposed brick chimney breast with decorative fireplace, adding plenty of character to the room. With a UPVC double glazed window overlooking the front elevation, recessed downlights, power points and vertical radiator, with ample space for freestanding bedroom furniture and storage.

Bedroom Three

A charming single bedroom which would also make an ideal nursery, children's bedroom or home office. Featuring a UPVC double glazed window overlooking the rear elevation, vertical radiator, recessed downlights and built-in wardrobe/storage and window seat.

External

The property enjoys a particularly spacious rear garden, providing a fantastic

outdoor space for family life and entertaining, further enhanced by its attractive position backing onto open fields.

Immediately to the rear is a substantial storage area, ideal for garden equipment, tools and outdoor belongings. A golden gravelled area extends from the side of the property to the rear, with steps rising to the main garden.

The garden is predominantly laid to lawn for ease of maintenance and incorporates a dedicated seating area providing the perfect spot for outdoor furniture, summer dining and entertaining.

Substantial External Storage Area

Wooden double doors open into a generously sized and highly practical storage area, with windows to the side and rear elevations providing natural light. Benefiting from both power and lighting, the space provides excellent storage for garden equipment, tools, bicycles and other outdoor essentials.

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We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

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.

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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.

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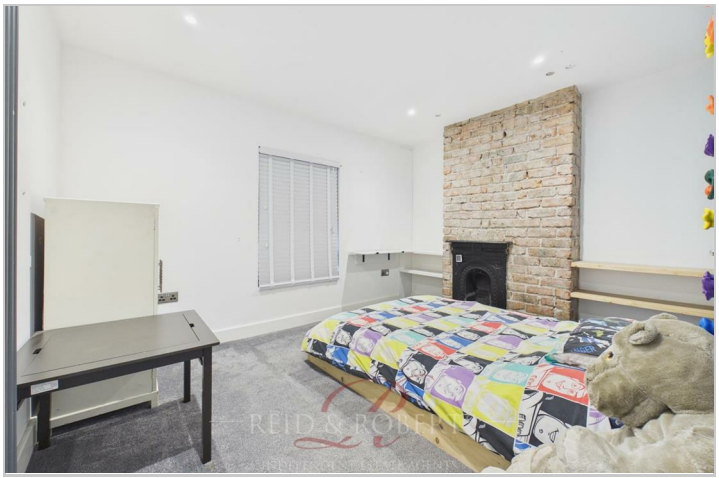
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Road Map



Hybrid Map



Terrain Map



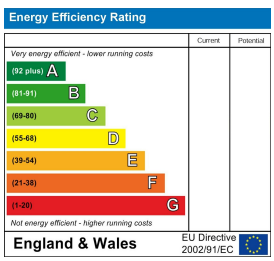
Floor Plan



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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