



## 12 Coed Y Fron

Holywell, CH8 7UJ

Offers Over £325,000



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## Accommodation Comprises

Steps lead up to a smart composite front door which opens into:

### Entrance Porch

Welcoming entrance porch which is finished with stylish wood-effect laminate flooring. Here you'll also find the electric fuse box, with doors giving access to the downstairs W.C. and the Reception Hall / Third Reception Room.

### Downstairs W.C

Beautifully presented with marble-effect PVC wall panels and a UPVC double glazed frosted window to the front elevation. A modern back-to-wall W.C. is complemented by a sleek vanity unit with sink and mixer tap over, along with a chrome wall-mounted towel radiator and tiled flooring.

### Reception Hall / Third Reception Room

A bright and versatile room with a UPVC double glazed window to the front elevation bringing in natural light. The space is finished with wood-effect laminate flooring, power points and radiator, and offers access to the lounge, kitchen, and an under-stairs storage cupboard with generous space for organisation and power point. A staircase rises from here to the first-floor accommodation.

### Lounge

A warm and inviting space, centred around a log burner set within a striking feature fireplace complete with lighting. A large UPVC double glazed window to the front elevation frames breathtaking views across open fields and towards the Dee Estuary. The room is finished with two radiators, power points, a coved ceiling and double doors that open seamlessly into the dining room.

### Dining Room

Ideal for both family meals and entertaining, with UPVC double glazed French doors opening directly out to the rear garden. Additional features include a coved ceiling, radiator, and convenient access through to the kitchen.

### Kitchen

Beautifully fitted with a stylish range of modern gloss base and wall units, perfectly complemented by black flex worktops and distinctive hexagon splashback tiling. A stainless steel one-and-a-half bowl sink with swan neck mixer tap over sits beneath a rear-facing UPVC double glazed window looking through to the conservatory. Quality appliances include an integrated four-ring gas hob with black chimney extractor above, a 'Lamona' oven with a separate microwave/grill/oven above, slimline dishwasher, and fridge/freezer. The space is finished with a PVC ceiling featuring spotlights, wood-effect tiled flooring, a flat panelled vertical radiator, power points, and wall-mounted thermostat. A door provides direct access into the conservatory.

### Conservatory

A fantastic addition, with UPVC double glazed units set on a rendered dwarf brick wall, complete with French doors opening out into the rear garden and a glass roof flooding the space with light. The room is finished with a modern flat panelled radiator, wood-effect tiled flooring, power points and lighting, making it usable all-year round.

### First Floor Accommodation

### Landing

A turned staircase rises to the landing, offering loft access, a power point, radiator and doors leading to four bedrooms and the family bathroom.

### Master Bedroom

A generous bedroom with plenty of room for a full range of bedroom furniture. A UPVC double glazed window to the front elevation captures stunning views across open fields and towards the Dee Estuary. The room also benefits from a built-in wardrobe with mirrored sliding doors, radiator, power points, and access into the en-suite.

### En-Suite

Modern three-piece suite comprising of a W.C., a sleek vanity unit with sink and mixer tap over, and a corner shower cubicle fitted with a mains-powered shower and handheld attachment. PVC walls and ceiling with spotlights and tiled flooring create a stylish and easy-to-maintain space. Additional features include a chrome towel rail radiator and a UPVC double glazed frosted window to the side elevation.

### Bedroom Two

Another generously proportioned room, currently accommodating a king-sized bed with ease. A UPVC double glazed window overlooks the rear garden, while built-in overhead storage cupboards and matching wardrobes provide excellent storage. The room also includes a radiator and power points.

### Bedroom Three

This room offers versatile living, currently used as a dressing room and previously accommodating a double bed, reflecting the ample space this bedroom provides. A UPVC double glazed window to the front elevation brings in plenty of natural light, and the room is enhanced by a radiator, power points, and a useful storage cupboard with shelving, perfect for towels and toiletries.

### Bedroom Four

Offers flexibility, whether used as a bedroom, study, or nursery, with a UPVC double glazed window to the rear elevation, radiator, and power points.

### Family Bathroom

Beautifully appointed with a three-piece suite including W.C., pedestal sink with mixer tap over, and a panelled bath with taps and shower handset over. Fully tiled walls and flooring, a PVC ceiling with spotlights, and a chrome towel rail radiator add a smart, contemporary finish. A UPVC double glazed frosted window to the rear elevation completes the space.

### External

The property is approached via a neatly maintained front garden, mainly laid to lawn, with a generous block-paved driveway providing ample off-road parking and leading to a double garage with electric door. Steps lead up to the welcoming front entrance, and a side gate provides convenient access from the driveway into the rear garden.

To the rear, the property enjoys a beautifully landscaped, low-maintenance garden that benefits from excellent sunlight throughout the day. The mix of lawned areas and patio spaces creates the perfect setting for al fresco dining, summer BBQs, or simply relaxing in the sun. Mature bushes, trees and fencing add privacy and greenery, making it an inviting space for both entertaining and enjoying quiet moments outdoors.

Tel: 01352 711170

### Double Garage

The double garage is fitted with an electric door and benefits from light and power, offering ample space for storage and additional appliances such as a washing machine and extra fridge or freezer. A UPVC frosted window to the side elevation and a UPVC door provide natural light and convenient access.

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

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### TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



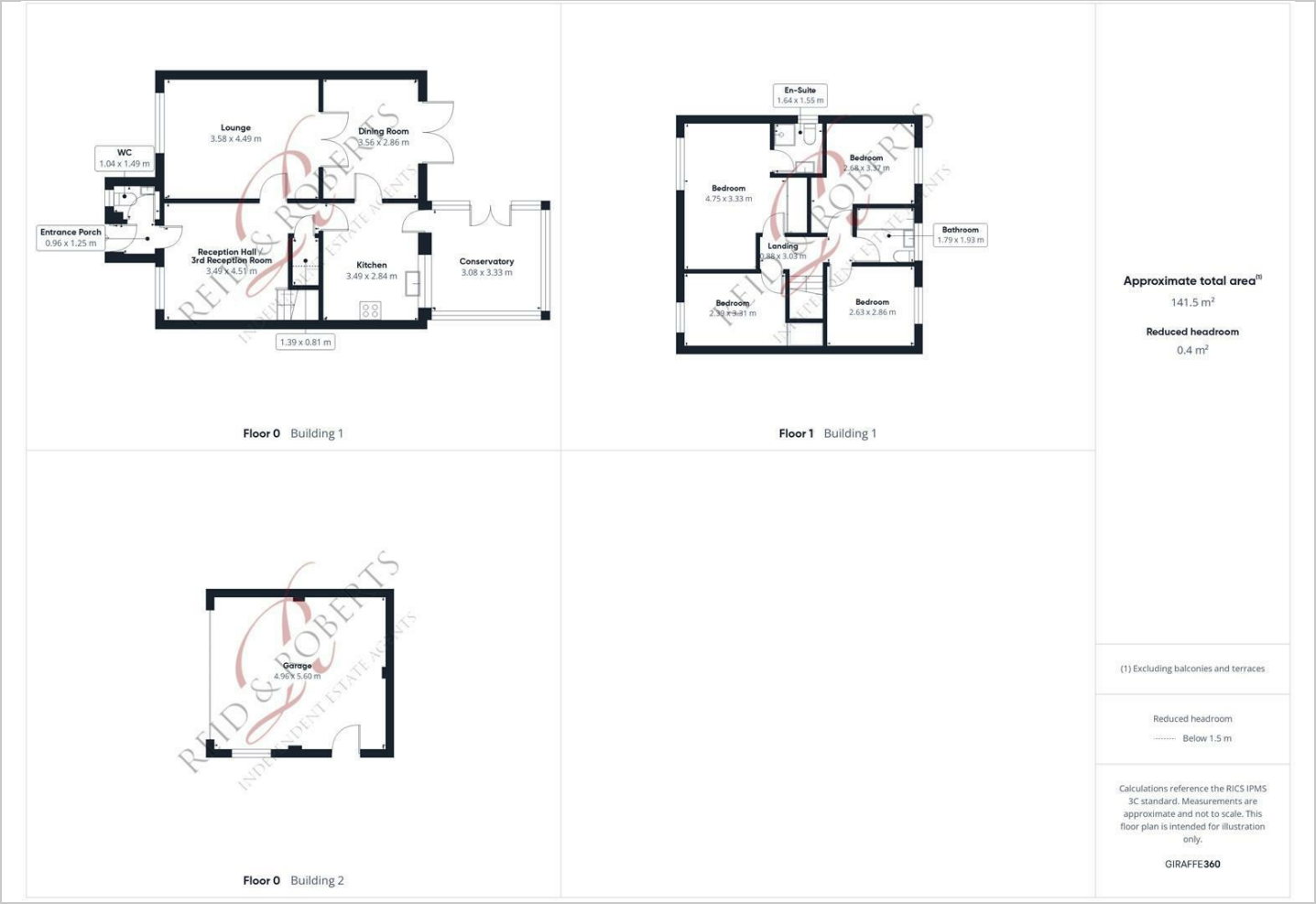
Hybrid Map



Terrain Map



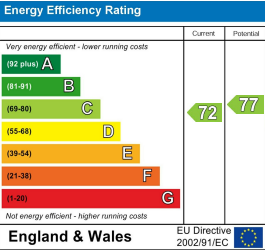
Floor Plan



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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