



Cremorgan Pen Y Ball Hill

, Holywell, CH8 8SZ

£450,000



PUBLIC NOTICE - Cremorgan, Pen Y Ball Hill, Holywell, CH8 8SZ

We are acting in the sale of the above property and have received an offer of £425,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Reid and Roberts are proud to present this unique and spacious four-bedroom detached home (with potential for a fifth bedroom), set within approximately two-thirds of an acre in a private and highly sought-after location off Pen Y Ball Hill. Tucked away via a private driveway and offered with no onward chain, this is a rare opportunity for families, developers, or those seeking space, privacy, and future potential.



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

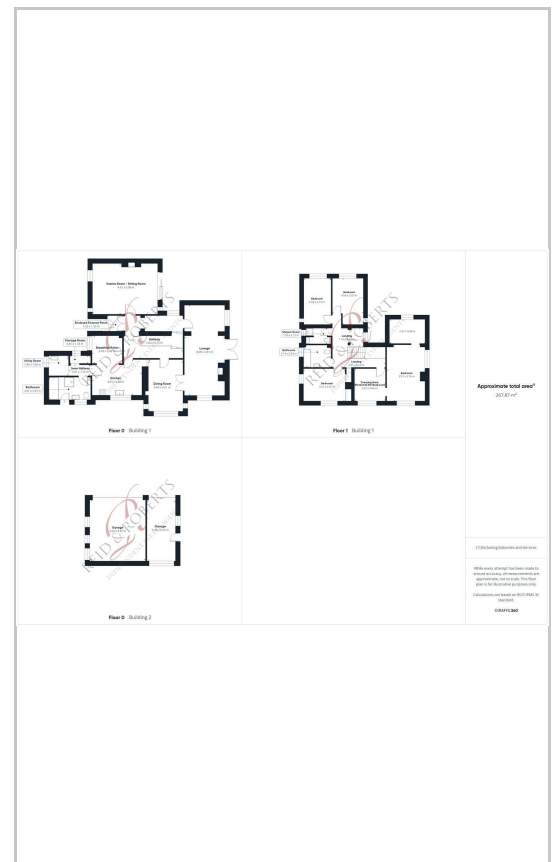
The feature landing of this property is an exceptionally spacious and versatile area, ideal for use as a study or quiet reading nook. It is thoughtfully designed with a built-in bookcase and an integrated airing cupboard fitted with shelving, offering both functionality and charm. A double glazed window 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.

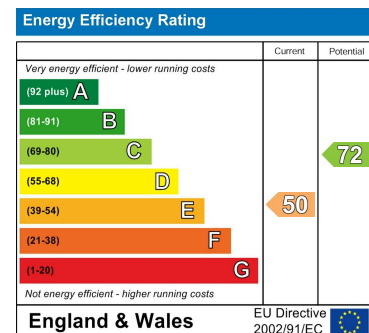
Area Map



Floor Plans



Energy Efficiency Graph



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