



## Esmor Llinegr Hill

Ffynnongroyw, Holywell, CH8 9SY

Offers Around £235,000



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### Accommodation Comprises

Steps up to a UPVC double-glazed doors welcome you into the entrance porch.

### Entrance Porch

A welcoming and well-lit entrance porch providing a practical and attractive introduction to the home. Offering useful space for coats, shoes and everyday essentials, it helps to keep the main living areas tidy and organised.

### Hallway

Step into a welcoming and character-filled entrance hall where a striking tiled flooring creates a bold first impression, bringing together charm with modern touches, setting the tone for the rest of the home.

Doors provide access into the Living Room, second Reception Room, Kitchen and under-stair W.C, with stairs rising to the first floor accommodation, comprising three bedrooms and family bathroom. Finishes include power points, panelled radiator, ceiling light and a smoke alarm.

### Living Room

A charming feature fireplace with a tiled surround and hearth, complemented by a dark wooden mantle forms an attractive focal point. Wood-effect laminate flooring complements the décor, while additional features include a ceiling light, panelled radiator and power points.

The living room is bright and airy, filled with natural light via the large UPVC double-glazed bay window that frames delightful open countryside.

### Sitting Room/ Dining Room

This versatile second reception room is bright and well-proportioned, offering flexible space to suit a variety of needs, whether as a second living room, dining room or playroom.

A large UPVC double-glazed window to the rear elevation allows for plenty of natural light into the space which features wood-effect laminate flooring, ceiling light, panelled radiator, power points and a feature alcove fireplace with a wooden mantle above, creating a charming focal point. Built-in storage cupboards provide practical and discreet organisation, maximising floor space while maintaining a clean and uncluttered feel.

### Kitchen/ Breakfast Room

The kitchen is stylish and well-designed, fitted with a range of wall and base units with soft close drawers, paired with warm wood-effect worktops and striking black tile splashbacks.

The galley layout offers excellent storage and preparation space on both sides, while integrated appliances including an oven and four-ring electric hob with an extractor hood above and ample room for freestanding white goods including a fridge freezer and washing machine enhance functionality.

A breakfast bar area provides additional worktop space and further storage, helping to keep the main kitchen clutter-free. A glazed door into the utility room and UPVC double-glazed French doors allow for plenty of natural light and convenient access to the garden.

Recessed ceiling lighting, one-and-a-half-bowl sink with a swan neck mixer tap and drainer, wood-effect vinyl flooring, a UPVC double-glazed window to the side elevation, power points and a panelled radiator complete the contemporary finish.

### Utility Room

Accessed via a door with a frosted inset from the kitchen, the utility space houses drawers and hanging space, allowing to neatly keep items stored, with space for a dryer. Finishes include vinyl flooring, a courtesy light and a UPVC decorative window to the side elevation.

A UPVC door with a decorative frosted glass inset provides access externally to the side of the property.

### Downstairs W.C

The only room still going through work is the convenient W.C located under-the-stairs. With a plumbed in W.C and taps, the space has been thoughtfully utilised for family living. Partially tiled walls and striking patterned floor tiles allow for easy cleaning, whilst a UPVC double-glazed frosted window to the side elevation, ceiling light and extractor fan complete the space.

### First Floor Accommodation

#### Landing

Providing direct access to three bedrooms and the family bathroom, the space is well-lit via a UPVC double-glazed frosted window to the side elevation and complete with power points, ceiling light and a smoke alarm.

#### Bedroom One

Located at the front of the property, the principal bedroom is a spacious and serene retreat. Comfortably accommodating a double bed along with additional bedroom furniture, this is the ideal space for rest and relaxation. The room is tastefully finished with stylish wood-effect laminate flooring, a large UPVC double-glazed bay window that allows an abundance of natural light, a panelled radiator, ceiling light and power points for convenience.

#### Bedroom Two

A spacious second double bedroom at the rear of the property. A built-in wardrobe with drawers offers practical hanging space, with ample space for additional bedroom furniture. Features include a large UPVC double-glazed window to the rear elevation, peacefully overlooking the neighbouring land, ceiling light, a panelled radiator and power points.

#### Bedroom Three

The third bedroom, located at the front of the property, is a versatile space that can be utilised as a child's bedroom, nursery or dedicated home office. A UPVC double-glazed window to the front elevation offers views of the countryside, with additional features including a panelled radiator, power points, and ceiling light.

#### Bathroom

The bathroom comprises a four-piece suite including an electric shower with an adjustable headset above, panelled bath with taps over, sink with taps, and a low-flush W.. The walls are fully tiled and suitably includes slip-resistant flooring throughout, ensuring safe use for all. Features include a panelled radiator, extractor fan, ceiling light, loft access and a UPVC double-glazed frosted window to the rear elevation for ventilation and privacy.

### Garage

Situated at the side of the property, the garage is accessed via the off-road parking and is practical for additional storage needs.

### External

The property is approached via a gated driveway framed by attractive red brick boundary walls and decorative wrought-iron gates, creating a welcoming first impression. A generous concrete driveway provides ample off-road parking and leads to the side of the house and on to a detached garage.

To the front, a neatly maintained lawn is bordered by established hedging, offering a good degree of privacy from the roadside. A small paved pathway leads to the arched front entrance, while mature shrubs add a touch of greenery and colour. Overall, the front garden is well presented, low maintenance, and perfectly complements the character of the property.

To the rear, the property enjoys a generously sized, low-maintenance garden predominantly laid with paved patio, providing an excellent space for outdoor dining, entertaining or simply relaxing. The patio offers ample room for garden furniture and potted plants, while fencing and mature hedging create an enclosed and private setting. A side access gate adds practicality, and the detached garage to the rear offers useful additional storage or workshop potential.

### COUNCIL TAX BAND D

### EPC RATING C

### 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.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

### 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.

### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

### TENURE

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



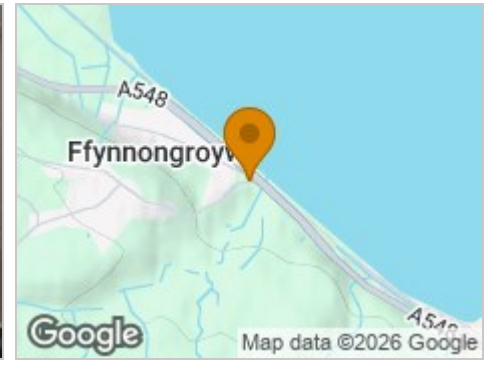
## Road Map



## Hybrid Map



## Terrain Map



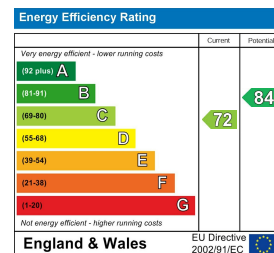
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.