REID & ROBERTS

INDEPENDENT ESTATE AGENTS



8 Bryn Y Gwynt

Holywell, CH8 7BX

Offers Over £150,000

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Accommodation Comprises

The property is approached via a paved pathway through the neatly maintained front garden, leading to separate side entrance which offers convenient direct access into the utility area and and the main entrance opening into:

Hallway

A welcoming entrance hallway featuring wood-effect laminate flooring, a radiator, power points and a UPVC double-glazed frosted window to the side elevation, allowing natural light into the space. Useful built-in under-stairs storage provides practical everyday space, with a staircase rising to the first-floor accommodation.

Open Plan Lounge / Dining Area

A particular highlight of the home is the spacious open-plan lounge / dining area, a wonderfully light and inviting living space enhanced by UPVC double-glazed dual-aspect windows. A feature fireplace housing a cosy log burner creates an attractive focal point and adds warmth and character to the room. Finished with newly fitted carpet, stylish ceiling lighting, radiators, power points and a TV point.

Kitchen

Flowing seamlessly from the open-plan lounge and dining area is the brand-new contemporary kitchen, fitted with a stylish range of sleek white wall and base units complemented by contrasting dark work surfaces and tiled splashbacks. Integrated appliances include an oven with 'Lamona' electric hob and extractor hood over, a stainless-steel sink and drainer. Further features include modern downlighting, wood-effect laminate flooring, a radiator and a UPVC double-glazed window overlooking the rear garden. The wall-mounted gas combination boiler is also conveniently housed within the kitchen.

Utility Area

Adjoining the kitchen is a useful separate utility area, providing valuable additional appliance and storage space. Fitted with a worktop and tiled splashbacks, the room also benefits from tiled flooring, power points and wall lighting. UPVC doors provide convenient access to both the front and rear of the property. A brand-new washing machine and under-counter fridge/freezer are also included within the sale.

First Floor Accommodation

Landing

A bright and welcoming first-floor landing provides access to two well-proportioned bedrooms and the bathroom. Further features include a useful storage cupboard with built-in shelving, a UPVC double-glazed frosted window to the side elevation allowing natural light into the space, and access to the loft.

Bathroom

Completing the first-floor accommodation is the newly fitted bathroom, beautifully finished in a contemporary style and comprising a modern three-piece suite with panelled bath, glass shower screen and overhead shower, vanity wash hand basin with useful storage beneath, and a low-level W.C. Stylish grey tiling is complemented by wood-effect laminate flooring, with further features including a chrome heated towel rail, recessed downlighting and a UPVC double-glazed frosted window to the rear elevation.

Bedroom One

A well-proportioned double bedroom, finished in neutral tones with newly fitted carpet and benefiting from two UPVC double-glazed windows which flood the room with natural light while enjoying pleasant elevated views. Further features include a radiator, power points and a useful built-in storage cupboard.

Bedroom Two

Another well-proportioned bedroom, finished in neutral tones with newly fitted carpet and benefiting from a UPVC double-glazed windows which floods the room with natural light while enjoying pleasant elevated views. Further features include a radiator and power points.

External

Front Garden - To the front, the property is approached via a pathway leading to the main entrance and utility entrance with the garden predominantly laid to lawn and complemented by established hedging and shrubs.

Rear Garden - To the rear is a private, low-maintenance garden, thoughtfully arranged with paved patio areas providing an ideal setting for outdoor seating and entertaining, alongside gravelled sections for ease of upkeep. The garden is enclosed by wood panelled fencing and also provides access to the useful outbuilding.

Outbuilding

A substantial outbuilding provides an excellent additional feature, offering versatile space for secure storage, a workshop or hobby use.

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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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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.

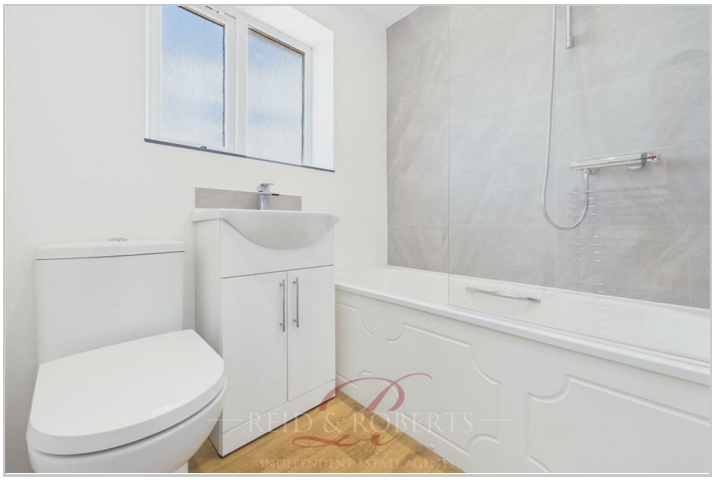
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Road Map



Hybrid Map



Terrain Map



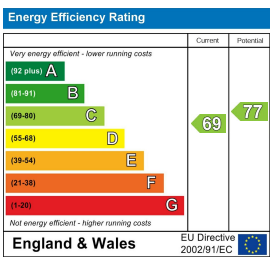
Floor Plan



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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