



## Bryn Eithin

Lixwm, Holywell, CH8 8LT

Offers In The Region Of £475,000



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### Accommodation Comprises

Steps leading up to a small patio area, wrapping around to a UPVC double-glazed front door.

### Entrance Hall

The reception hall provides direct access to the living room, three bedrooms and family bathroom. The space is well-lit via three Velux windows, conveniently houses a storage cupboard- perfect for coats and shoes, panelled radiators and power points. UPVC double-glazed French doors provide access to the rear garden.

### Living Room

Through the double doors, steps up lead you to the spacious yet cosy living room, which offers a welcoming retreat, enhanced by a charming feature fireplace set on a tiled surround. Well-appointed with panelled radiators, wall lights, and ample power points, the room is both comfortable and practical. A UPVC double-glazed window to the rear elevation fills the space with natural light, while UPVC double-glazed French doors to the side elevation open directly onto one of the decked areas, seamlessly connecting indoor and outdoor living whilst enjoying peaceful garden views.

An open doorway leads into:

### Kitchen / Dining Area

Housing a sleek range of wall, drawer and base units with a complementary worktop surface and tiled splashback, the space provides ample storage solutions, a one-and-a-half bowl ceramic sink and drainer with a swan-neck mixer tap over, four ring induction hob with an extractor hood over, integrated double oven and an integrated fridge/freezer. The space is well-lit via two UPVC double-glazed windows to the front elevation, peacefully framing gorgeous garden views and additionally features space for a washing machine, power points, ceiling lights, a panelled radiator, vinyl flooring and space for a dining table- ideal for family dinners or entertaining guests.

### Utility Room

Currently used as a utility room, this versatile space features a UPVC door and UPVC double-glazed window to the rear elevation. It houses the Worcester boiler and benefits from power points, making it functional and adaptable.

### Study / Fourth Bedroom

Accessed via the living room, the space offers versatility, making it suitable for a variety of lifestyle needs. Currently used as a second sitting room, there is the potential to utilise the room as a home office,

fourth bedroom or guest space. A UPVC double-glazed picture window to the side elevation floods the room with natural light whilst peacefully framing the garden. Finishing features include a ceiling light and a panelled radiator.

### Bedroom One

The main bedroom is peacefully positioned at the far end of the property, offering a private retreat away from the main living and entertaining areas. Generously proportioned, the room is enhanced by full-width fitted wardrobes providing excellent storage solutions, as well as power points, a panelled radiator for year-round comfort, and stylish downlights. A UPVC double-glazed window to the front elevation completes the space, filling it with natural light.

### Bedroom Two

The second bedroom is a comfortable size with space for a double bed and additional furniture. Completed with a UPVC double-glazed window to the front elevation, power points, panelled radiator and a ceiling light.

### Bedroom Three

A bright and inviting third bedroom, complete with a radiator and a UPVC double-glazed window to the side, flooding the room with natural light. This versatile space could serve as a comfortable bedroom, a home office, or a hobby room, offering the flexibility to suit your lifestyle.

### Bathroom

The spacious bathroom is a four-piece suite, comprising a wall-mounted sink with storage and a mixer tap and splashback above, W.C, bath with taps and adjustable shower head attachment and a fully-tiled mains-powered shower with an adjustable handset above. A wall-mounted chrome heated towel rail, downlights, panelled radiator, tiled flooring and a UPVC double-glazed window to the front elevation complete the room.

### External

The property benefits from a generous tarmacked parking area, providing ample space for multiple vehicles with a wooden gate opening onto a driveway providing further parking and a front garden area. You will also find two beautifully crafted decked patio areas (One at the front and one at the rear) perfect for enjoying morning coffee, summer barbecues, or tranquil evenings under the sky. The rear garden is a true haven, predominantly laid to lawn and enhanced by a large timber decking area, thoughtfully separated by a charming picket fence. Adding to its versatility, there is a delightful summer

house that doubles as a home office, ideal for remote working, hobbies, or a quiet retreat. This outdoor space is perfect for family living, entertaining guests, or simply relaxing in the peaceful surroundings, while offering exceptional open views that create a sense of serenity and make it the ideal backdrop for everyday life or leisurely weekends.

#### Summer House / Office

The property further benefits from a charming summerhouse, complete with power, lighting and Wi-Fi, offering a versatile space to suit a variety of lifestyle needs. Perfect as a home office, hobby room, gym, or a tranquil retreat for relaxing and entertaining, it provides year-round usability in a private garden setting. This additional space adds both practicality and flexibility, enhancing the home's appeal and creating opportunities to enjoy the outdoors in comfort and style.

#### COUNCIL TAX BAND F

#### 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.

#### 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.

#### LOANS

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

#### MISDESCRIPTION ACT

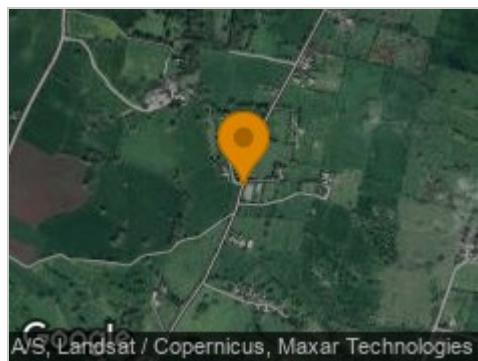
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



## Road Map



## Hybrid Map



## Terrain Map



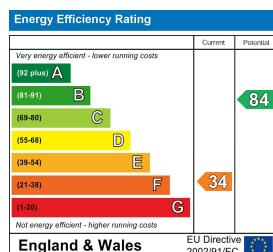
## Floor Plan



## 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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