



17 Bryn Aber, Wedgewood Heights  
, Holywell, CH8 7NZ

Offers Over £450,000





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### Accommodation Comprises

Upvc double doors with decorative glazed arch panels opening into:

#### First Floor

##### Reception Hall

22'9" x 6'1" max measurement (6.94m x 1.86m max measurement)

Oak flooring, decorative coved ceiling, two ceiling lights, smoke alarm, single panelled radiator, stairs up to the first floor accommodation and under-stairs storage cupboard. Doors leading to downstairs shower room, dining room, lounge and open plan kitchen, dining area and conservatory.

##### Dining Room

11'3" x 11'6" (3.45m x 3.51m)

Currently utilised as a dining room. Decorative coved ceiling with inset spotlights, upvc double glazed window with two side openers to the front elevation, double panelled radiator, oak flooring, phone point and internet point.

Archway Opening Leads into:

##### Lounge

16'5" x 11'8" (5.02m x 3.58m)

Featuring a modern wall mounted fireplace with gas living flame and oak beam mantle over. Wall mounted t.v point, oak flooring, coved ceiling, inset spotlights, single panelled radiator, wall mounted carbon monoxide alarm and Upvc double glazed french doors with matching double glazed side panels leading out to the rear garden with stunning views over the country side and the Dee Estuary.

##### Open Plan Area

The open plan family room incorporates a large open plan area to include a lounge, kitchen / dining area and conservatory.

##### Spacious Kitchen / Dining Room

22'0" x 16'6" (max) (6.71m x 5.05m (max))

Housing a range of solid wood wall and base units and pan draws with granite quarts worktops with matching up stands and drainer grooves with under mount sink and mixer tap over as well as a matching island. Built in eye level electric oven and grill, five ring gas hob with stainless steel extractor hood over and black glass splashback, integrated fridge and dishwasher. Dual aspect windows one of which overlooks the outstanding views, inset spotlights, tiled flooring, decorative coved ceiling with decorative light points. Double panelled radiator, wall mounted t.v point, phone point and Upvc double glazed door leading to the rear garden.

Opens into:

##### Conservatory

10'2" x 10'2" (3.11m x 3.12m)

Conservatory area allows sight of the far reaching views across the Dee Estuary and beyond. Built on a dwarf brick wall with white Upvc double glazed units to the side and full double glazed upvc pitched roof. Upvc french doors leading to the rear garden with t.v point, double panelled radiator and tiled flooring.

##### Utility Room

13'2" x 3'9" (4.02m x 1.160)

Housing a range of wall and base units with complimentary work surfaces over. Stainless steel sink unit with mixer tap over, void and plumbing for washing machine, splashback tiling, void for tumble dryer and space for american style fridge freezer. Wall mounted electric consumer unit, wall mounted heating controls, tiled flooring, double panelled radiator, coved ceiling, extractor fan, upvc double glazed window to the front elevation and upvc door with frosted decorative glass inset to the side elevation and door leading into the garage.

##### Downstairs Shower Room

6'2" x 5'5" (1.88m x 1.66m)

Fitted with a three piece suite comprising of: Low flush W.C, pedestal sink unit and corner shower unit with complimentary tiling. Partially tiled walls with decorative boarder with matching limestone floor tiles. Chrome heated towel rail, extractor fan, wall light, ceiling light and coved ceiling.

Stairs From Hallway Rise To:

### Second Floor

#### Large Landing

10'0" x 9'10" (3.07m x 3.02m)

Double oak doors lead into an airing cupboard with shelving and provides plenty of storage space with single panelled radiator. Coved ceiling, smoke alarm, single panelled radiator, Upvc double glazed window to the rear elevation providing more stunning views and stairs leading up to the third floor accommodation.

#### Bedroom One

13'0" x 10'11" (exclude wardrobes) (3.97m x 3.34m (exclude wardrobes))

Featuring modern built in wardrobes with pressure push opening doors. Wood effect laminate flooring, coved ceiling, double panelled radiator and Upvc double glazed french doors opening out onto a wooden decked balcony with breathtaking views.

Oak door leads into:

#### En-Suite

4'8" x 8'7" (1.44m x 2.63m)

Fitted with a three piece suite comprising of: Low flush W.C, wall mounted vanity unit with inset sink and waterfall mixer tap over. Walk in one and a half shower cubicle with glass screen, wall mounted mains waterfall shower head with hand attachment. Decorative inset, fully tiled walls, wood effect vinyl flooring, modern chrome heated towel rail, extractor fan, decorative stone skirting and inset spotlights.

#### Bedroom Two with Walk in Wardrobe

11'8" x 10'1" (3.58m x 3.09m)

Featuring a spacious walk in wardrobe area (1.19m x 2.46m) with hanging rails, shelving, drawers and Upvc double glazed window to the side elevation.

Upvc double glazed window to the front elevation with views of the countryside, double panelled radiator, coved ceiling, t.v and phone point.

#### Bedroom Three

9'8" x 14'3" (2.97 x 4.35)

Coved ceiling, ceiling light, double panelled radiator and TV point. Door into built in wardrobe with hanging rail and Upvc double glazed window to the front elevation.

#### Large Family Bathroom with Jacuzzi Bath

9'2" x 11'10" (2.80 x 3.61)

Four piece suite comprising: Close coupled low flush W.C, wall mounted wash hand basin with mixer tap over and wall mounted mirror unit. Large jacuzzi bath is enclosed with decorative archway with seats and mixer tap over. Corner shower cubicle with glass sliding door and wall mounted mains powered rainfall shower. Partially limestone tiled walls with decorative border and matching floor tiles. Coved ceiling, inset spotlights, extractor fan, storage space, wall mounted chrome heated towel rail and Upvc double glazed frosted window to the rear elevation.

### Third Floor

#### Third Floor Landing

Inset spotlights, smoke alarm and solid oak doors lead into two bedrooms.

#### Bedroom Four

13'9" x 14'7" (4.21m x 4.46m)

Pitched roof, inset spotlights, four double glazed velux windows, single panelled radiator, storage space in the eaves, t.v and phone points. Storage cupboard with courtesy light and inset rail offering ample storage space but has potential to be utilised as an en-suite if preferred.

#### Bedroom Five

11'5" x 14'7" (3.49m x 4.46m)

Pitched roof, inset spotlights, four wooden velux windows with built in blackout blinds, t.v and phone point.

Tel: 01352 711170

## Garage

16'8" x 9'7" (5.09 x 2.93m)

Electric up and over door, fluorescent lighting, wall mounted electric meter, power sockets and concrete flooring. Door also leading into the Utility.

## Outside

The front of the property is approached via a tarmacadam driveway providing 'Off Road' parking. Wooden gates lead to both sides of the property and bound by wood panelled fencing.

To the rear of the property you will find the most BREATHTAKING VIEWS! An 'L' shaped paved patio area wrapping around the property creating different elements for al fresco dining and entertaining. Courtesy light, wood panelled gate which provides access to shed area. Laid to lawn garden area with curved flower bed boarder which is bound by wired fencing leading down to the bank area which has great potential for extension (subject to relevant permissions.)

## Council Tax Band

F

## Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## To 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.

## Services

The agents have not tested the appliances listed in the particulars.

## 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.

## Misrepresentation 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.

## LOANS

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

## Floor Plan

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

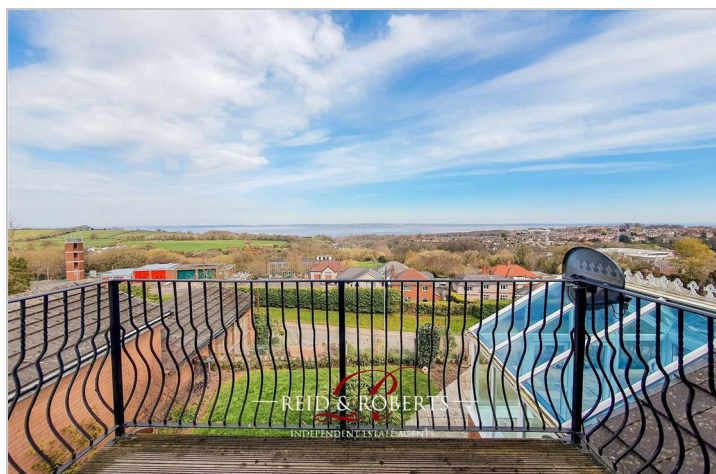
## Hours of Business

Monday - Friday 9.15am - 5.30pm

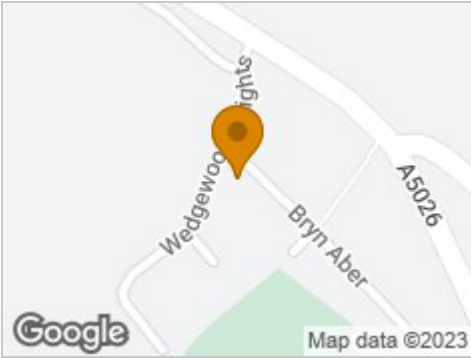
Saturday 9.15am - 4.00pm

## FREE VALUATION!

DO YOU HAVE A PROPERTY TO SELL? - Please get in touch and our dedicated team, with their marketing methods and extensive experience will be happy to help and can arrange a FREE NO OBLIGATION VALUATION for you. Our local knowledge and expertise in both residential and commercial is second to none. We are passionate about customer service being one aspect of the key to our success and going that extra mile to ensure your property is in safe hands.



Road Map



Hybrid Map



Terrain Map



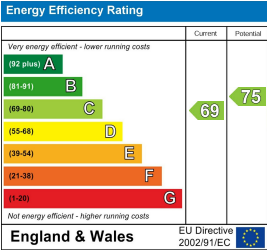
Floor Plan



Viewing

Please contact our 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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