



4 Llys Delyn

Milwr, Holywell, CH8 7SY

£399,950

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Accommodation Comprises

Step into the property via the composite door with frosted glass insets.

Entrance Hall

Complete with ceiling lights, a panelled radiator, wall-mounted thermostat, alarm system and power points, the spacious entrance hall offers access to the living room, kitchen/diner, two further reception rooms and downstairs W.C. A staircase rises from here to the first-floor accommodation.

Kitchen/Diner

A modern and bright well-proportioned open-plan kitchen/dining room creates an impressive heart of the home, flooded with natural light from the floor to ceiling UPVC double-glazed windows and French doors opening onto the rear garden, creating seamless indoor-outdoor living.

The contemporary kitchen houses a range of modern wall, base and drawer units with a complementary marble-effect worktop and matching upstands, whilst integrated appliances include a fridge freezer, dishwasher, five-ring gas hob with extractor hood above and an 'Indesit' oven with a separate oven/grill above.

A one-and-a-half bowl stainless steel sink with a drainer and swan neck mixer tap peacefully sits below a UPVC double-glazed window framing the garden with additional features including tiled flooring, for easy maintenance, spotlights, power points, a panelled radiator, smoke alarm, extractor fan, space for a dining table and a useful under-stair storage cupboard with a light.

Utility Room

The utility room is finished with a continuous flow of tiled flooring and benefits from a composite door with frosted glass insets to the side elevation, allowing for natural light and additional access to the rear garden. Fitted with wall and base units complemented by marble-effect worktops and matching upstands, the room offers excellent additional storage, neatly housing the Worcester boiler, space for a washing machine, and practical workspace with a stainless-steel sink with drainer and swan neck mixer tap. The room further benefits from power points, a panelled radiator, extractor fan and ceiling light, making it a highly functional and well-equipped space.

Living Room

A spacious and bright principal reception room, designed with both comfort and family living in mind. The generous proportions comfortably accommodate a large seating arrangement, making it the perfect setting for family gatherings, entertaining guests or unwinding at the end of the day. French doors open seamlessly onto the rear garden, flooding the room with natural light and effortlessly extending the living space outdoors during the warmer months. Finished in a neutral décor ready for personalisation, the room features a ceiling and complementary wall lights, panelled radiators and multiple power points, offering both style and practicality.

Additional Sitting Room/Reception Room

Currently used as an additional sitting room/snug, this generously-sized second reception room offers exceptional versatility. Whether used as a home office, hobby room or downstairs bedroom, it provides valuable additional living accommodation to suit a variety of lifestyle needs. The space is complete with a UPVC double-glazed window to the front elevation, ceiling light, power points and a panelled radiator.

Third Reception Room

Featuring a ceiling light, panelled radiator, power points and a large UPVC double-glazed window to the front elevation, this versatile third reception room could be ideal as a home office, play room or hobby room to suit a variety of lifestyle needs.

Downstairs W.C

Conveniently situated on the ground floor, the space comprises a low flush W.C and pedestal sink with a mixer tap and tiled splashback. The room is complete with a ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the side elevation.

First Floor Accommodation

Landing

Having ceiling lights, loft access, a smoke alarm, power points and a panelled radiator, the landing provides access to four bedrooms and family bathroom. A storage cupboard houses the Worcester hot water cylinder, whilst a UPVC double-glazed window to the front elevation allows natural light to fill the space.

Bedroom One

A generous main bedroom offering extensive wall-to-wall built-in wardrobes provide excellent storage, ensuring a practical yet streamlined finish. The room further benefits from a ceiling light, panelled radiator, power points and a UPVC double-glazed window to the front elevation, while a door leads directly into the en-suite shower room, creating a comfortable and private principal suite.

En-Suite

The en-suite is generously proportioned, fitted with a three-piece suite comprising a sink with mixer tap and tiled splashback set within a vanity unit, providing useful storage beneath, back-to-wall W.C., and a fully tiled mains-powered shower cubicle.

Benefitting from tiled flooring, a panelled radiator, extractor fan, shaver point and spotlights, a UPVC double-glazed frosted window to the side elevation provides natural light while maintaining privacy.

Bedroom Two

The second generously proportioned bedroom currently accommodates a double bed and additional furniture with ease. A UPVC double-glazed window to the rear elevation provides ample natural light to flood the space whilst overlooking the garden with views towards the Dee Estuary. A built-in wardrobe with sliding mirror doors provides excellent hanging and shelving storage with finishes including a panelled radiator, ceiling light and power points.

Bedroom Three

Bedroom Three is another spacious double bedroom, enjoying ample natural light courtesy of a UPVC double-glazed window to the front elevation. Well-proportioned, the room offers ample space for bedroom furnishings, a built-in wardrobe with sliding mirror doors, providing hanging and shelving storage, a panelled radiator, ceiling light and power points, creating a comfortable and practical bedroom, ideal for growing families or as a guest bedroom.

Bedroom Four

A generous fourth bedroom offering excellent versatility, comfortably fitting a double bed, wardrobe and desk. Overlooking the rear garden through a UPVC double-glazed window, the room is finished with a panelled radiator, ceiling light and power points. Whether utilised as a guest bedroom, nursery, home office or stylish dressing room, this adaptable space caters to a wide range of lifestyle requirements.

Bathroom

The family bathroom is fitted with a four-piece suite comprising a PVC-panelled bath with a partially tiled surround and mixer tap, a pedestal wash hand basin with mixer tap, a low-flush W.C., and a fully tiled mains-powered shower cubicle. Additional features include tiled flooring, partially tiled walls, a panelled radiator, a UPVC double-glazed frosted window to the rear elevation, extractor fan, shaver point and spotlights.

External

Positioned at the head of the cul-de-sac enhancing its sense of privacy, the property is approached via the tarmac driveway, providing off-road parking for multiple vehicles, which further leads to the integral double garage with an electric door, offering additional off-road parking, storage or workshop potential. A low-maintenance lawn, bordered by wooden fencing and shrubs enhances the property's kerb appeal, whilst a convenient wooden gate to the side elevation allows access into the rear garden.

The generous rear garden provides an exceptional outdoor space, ideal for families, entertaining and everyday enjoyment. Predominantly a low-maintenance lawn with a wrap-around patio for multiple alfresco dining spots, it offers a blank canvas allowing keen gardeners to personalise. With neighbouring open fields to one side, the garden enjoys an attractive backdrop that enhances the sense of space, privacy and tranquillity. Securely enclosed with timber fencing and a gate for access down to the lower-level stoned area, suitable for storage needs, this wonderful outdoor retreat combines practicality with picturesque surroundings.

Double Garage

Accessed on the driveway via an electric door, the double garage provides additional off-road parking or useful storage solutions with the added benefit of power, lighting and loft access. A composite door and a UPVC double-glazed frosted window open onto the rear garden for easy access.

COUNCIL TAX BAND F

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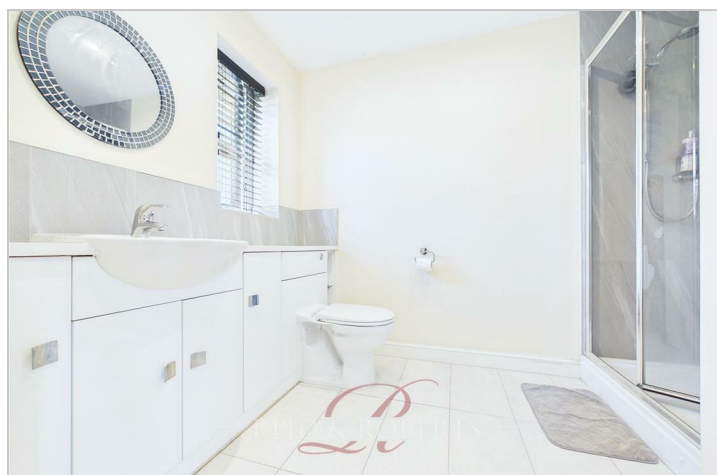
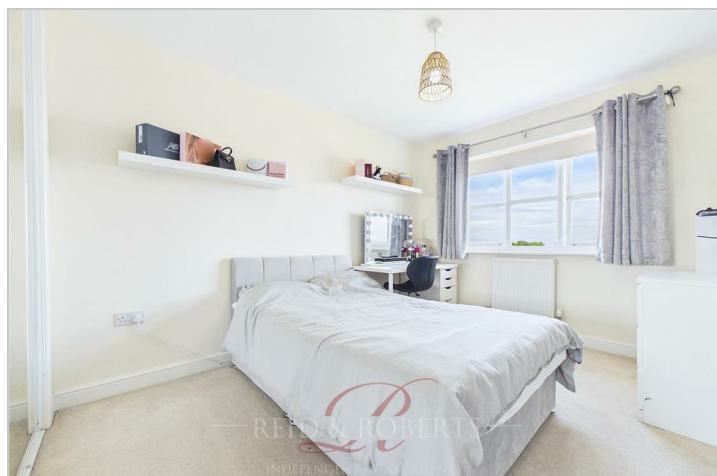
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TENURE

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



Road Map



Hybrid Map



Terrain Map



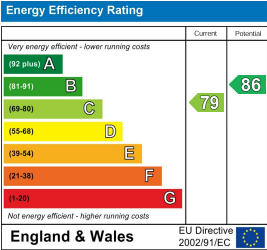
Floor Plan



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



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