



## Eirlys Cottage

Pen Y Pylle, Brynford, CH8 8HB

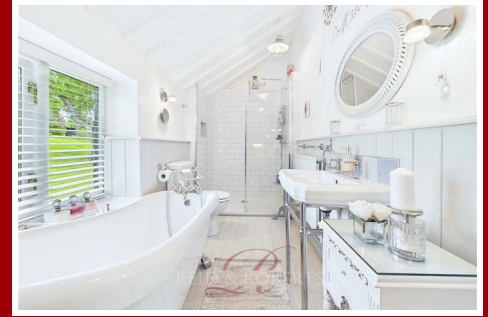
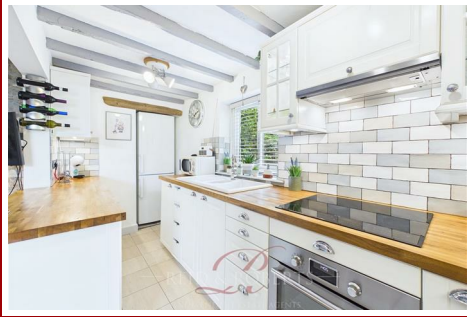
Offers Over £259,950



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## Accommodation Comprises

A wooden gate opening to steps up to a paved pathway leading to the beautiful stable-style entrance door, whilst also providing access to the garden area and driveway/patio area. A step up to the stable-style entrance door opens into:

### Entrance Hall

An impressive entrance hall featuring patterned tiled flooring with underfloor heating, elegant wall lighting, and striking arched window, with doors leading to a separate lounge and an open-plan kitchen, dining and living area, together with stairs rising to the first floor.

### Lounge

A beautifully characterful lounge featuring exposed stone walls to either side of the chimney breast, complemented by a wooden beam mantle and a patterned tiled fireplace recess housing an inset log burner, set on a slate hearth, creating a warm and inviting focal point. Exposed ceiling beams and reclaimed wood flooring further enhance the charm and character of the room, whilst dual-aspect wood-effect UPVC double glazed windows to the front and side elevations flood the space with natural light, creating a wonderfully cosy yet airy atmosphere. The room also benefits from a radiator and ample power points.

### Open-Plan Kitchen/Diner/Living Area

Dining / Living Area - A superb open-plan living space combining character and functionality, featuring an impressive exposed stone fireplace with inset log burner set on a patterned tiled hearth within the chimney breast, creating a striking focal point. The dining and living area benefits from wood-effect laminate flooring, exposed ceiling beams, and inset spotlights, along with a radiator for comfort. Additional features include a wood effect UPVC double glazed window to the front elevation, built-in understairs storage with lighting, and power points, enhancing both practicality and charm.

Step up to the:

Kitchen - Fitted with a range of wall and base units with complementary wooden worktops and featuring a white one and a half bowl sink with mixer tap, built-in oven, electric hob with extractor fan over, wine fridge, and space for a washing machine and fridge/freezer. The wall-mounted boiler is discreetly concealed behind a removable panelled wall for easy access. Finished with splashback tiling, tiled flooring with underfloor heating, exposed beams, and a wooden double glazed window to the side elevation, this stylish kitchen blends character with modern convenience.

### First Floor Accommodation

Stairs with handrail leading to:

### Landing

A light and airy landing featuring a Velux window allowing natural light to flood the space, complemented by an attractive exposed stone wall adding character and charm. Doors provide access to two well-proportioned double bedrooms, both benefitting from their own en-suite facilities.

### Bedroom One

A beautifully characterful double bedroom featuring an exposed stone wall with cast iron fireplace, adding warmth and charm to the space. Wood-effect UPVC double glazed windows to the front elevation enjoy far-reaching views towards the estuary, filling the room with natural light. Exposed ceiling beams further enhance the sense of character, along with built-in storage cupboards, one of which houses an additional water tank/overflow system, providing excellent practicality. The room also benefits from a radiator and power points.

Door into:

### En-Suite

Featuring exposed ceiling beams, this well-appointed en-suite offers a stylish four-piece suite comprising a freestanding bath, wash hand basin with tiled splashback, WC, and a walk-in shower with wall-mounted electric shower and partially tiled walls. Finished with wood-effect laminate flooring and partially panelled walls, the space combines character with modern comfort. A double glazed window to the side elevation provides natural light, while a built-in airing cupboard housing the hot water tank offers excellent practicality. The room also benefits from a wall-mounted heater, radiator, and wall lighting.

### Bedroom Two

A well-proportioned double bedroom enjoying a dual aspect with wood-effect UPVC double glazed windows to the front and side elevations, offering far-reaching views and an abundance of natural light. Exposed ceiling beams add character and charm, while the room further benefits from a radiator and power points. A bespoke built-in wardrobe provides excellent storage, with an opening into:

### En-Suite

A well-appointed en-suite comprising a three-piece suite including a WC, slimline wash hand basin with vanity unit, and a corner shower with wall-mounted electric shower. Finished with partially tiled walls and tiled flooring, the space offers a clean and modern feel. Additional benefits include a wall-mounted heater.

### External

The property is approached via a quiet lane leading to the property. A single wooden gate can be found to the side elevation providing access to the garden area and entrance door, with steps up to the paved pathway leading to the main entrance and continues through to the

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patio/driveway area, providing off-road parking or an ideal space for outdoor seating and entertaining, along with a lawned garden area. The driveway is also accessible via double wooden gates and is bound by a rustic stone wall, mature planting and hedging, enhancing the property's character, privacy and sense of seclusion. The oil tank is discreetly positioned to the front right of the property.

You will also find a useful area with a shed providing additional storage.

#### COUNCIL TAX BAND D

#### ESTAS Best in Postcode Award Winners 2026

Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

#### 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.

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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.

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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

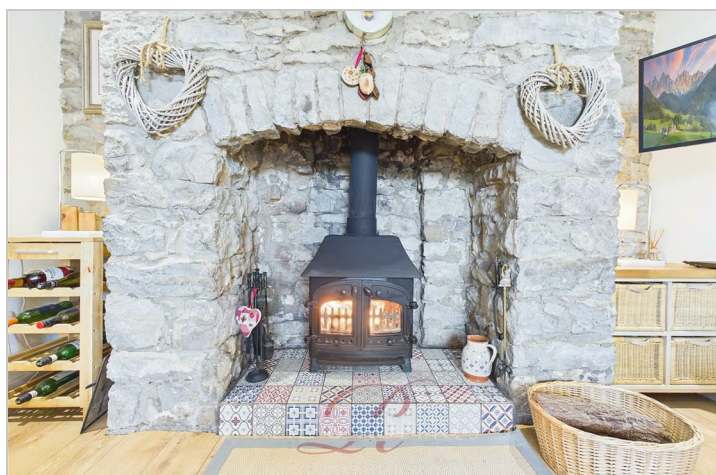
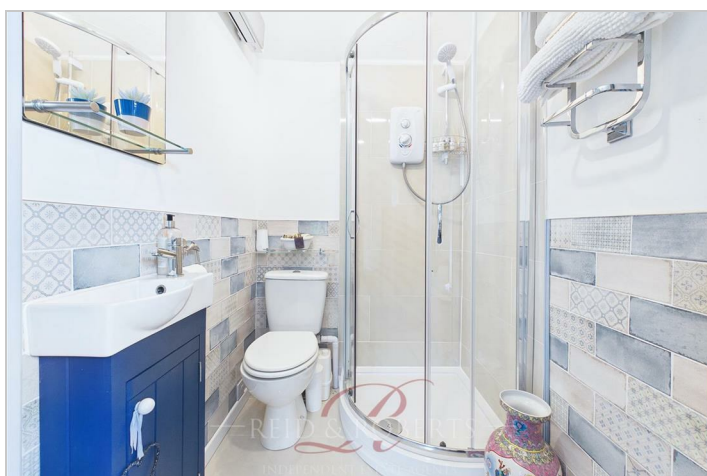
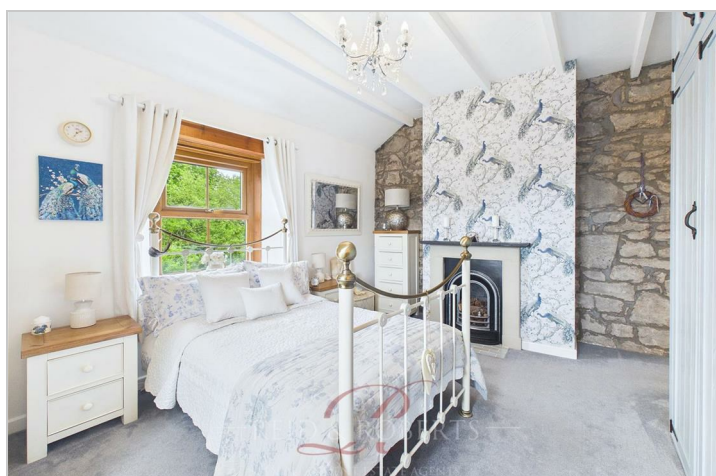
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### MISDESCRIPTION ACT

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Road Map



Hybrid Map



Terrain Map



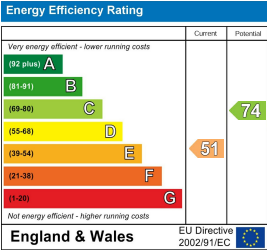
Floor Plan



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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