REID & ROBERTS

INDEPENDENT ESTATE AGENTS

22 Vicarage Road

Bagillt, CH6 6DB

Offers Over £315,000

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Accommodation Comprises
Welcomed into the property via a composite front door with a frosted glass inset.

Entrance Porch
The bright entrance porch provides space for coats and shoes, finished with a motion sensor light. Wooden doors with glass insets flows into the hallway.

Hallway
The spacious hallway provides access to the living room and kitchen, offering a seamless flow into the rest of the ground floor accommodation. With finishes including a panelled radiator, power points, smoke alarm and ceiling light, stairs rise to the first floor accommodation.

Living Room
The living room offers a generous, light-filled space designed for both relaxation and entertaining, benefitting from spotlights, a panelled radiator, power points, wooden flooring and a large UPVC double-glazed window to the front elevation.

Kitchen/Breakfast Room/Diner
The open-plan kitchen/breakfast room/diner forms a spacious heart of the home, ideal for family meals or entertaining. The kitchen houses a range of modern grey gloss wall, base and drawer units, complemented by complementary worktop surfaces over and a tiled splashback, providing an excellent combination of style and practicality. Quality integrated appliances include a fridge, freezer, electric hob with a sleek angled extractor hood above, oven, microwave and dishwasher with ample storage solutions. A sink with a drainer and swan neck mixer tap sits below a UPVC double-glazed window, peacefully framing views of the rear garden and towards the Dee Estuary.

Finishes include a breakfast bar seating area for casual dining, spotlights, wood-effect laminate flooring, a wall-mounted modern vertical radiator, smoke alarm and power points.

With a continuity of wood-effect laminate flooring and spotlights, the dining area comfortably occupies a corner bench and table. UPVC double-glazed French doors open onto the rear garden for seamless indoor-outdoor living.

A door leads into the Utility Room.

Utility Room
Fitted with matching modern grey gloss wall and base units complemented by complementary worktop surfaces over, the utility room offers space for appliances including a washing machine and dryer, with additional practical storage solutions and neatly houses the Worcester boiler. The room further benefits from a sink with a drainer and swan neck mixer tap, a panelled radiator, power points, wood-effect laminate flooring, tiled splashback and spotlights, making it a highly functional and a well-equipped space. A UPVC double-glazed window overlooks the rear garden, whilst a useful UPVC door with frosted glazed panels to the side elevation provides convenient access outside.

Downstairs W.C
Conveniently located on the ground floor, comprising a wall-mounted W.C and a vanity sink with mixer tap and storage beneath. Complete with wood-effect laminate flooring, spotlights, a wall-mounted heated towel rail, tiled walls and a small UPVC double-glazed frosted window to the side elevation.

First Floor Accommodation

Landing
Having ceiling and wall lights, a panelled radiator, smoke alarm and power points, there is direct access to the four bedrooms and family bathroom.

Bedroom One
A spacious and well-proportioned master bedroom with UPVC double-glazed windows to the front elevation, peacefully framing views of the neighbouring countryside whilst allowing an abundance of natural light to fill the room. Finishes include ceiling, wall and spotlights, a panelled radiator, TV point and power points, creating a calming escape to unwind. The room additionally benefits from a designated dressing area, housing fitted wardrobes with hanging and shelving storage solutions, finished with spotlights.

A door leads into the en-suite shower room.

En-Suite
Three piece suite comprising a wall-mounted W.C, vanity sink with a mixer tap and storage beneath, and a PVC panelled mains-powered corner shower cubicle with a rainfall shower head and adjustable handset above. Additional features include a wall-mounted heated towel rail, extractor fan, PVC panelled ceiling with spotlights and tiled flooring and walls, for easy cleaning.

Bedroom Two
A generously proportioned second double bedroom, offering a bright and comfortable space situated at the front of the property. Benefitting from a UPVC double-glazed window to the front elevation, the room enjoys an abundance of natural light and a pleasant outlook, whilst providing ample space for bedroom furniture, making it practical and versatile. The room offers a panelled radiator, ceiling light and power points.

Bedroom Three
A spacious and well-lit third double bedroom at the rear of the property offering ample space for additional bedroom furniture and housing a built-in storage cupboard with a ceiling light for practical hanging and shelving. Features include a large UPVC double-glazed window to the rear elevation, peacefully framing views towards the Dee Estuary, ceiling light, a panelled radiator and power points.

Bedroom Four
Bedroom Four is currently used as a home office space, with versatility to utilise as a single bedroom, nursery or dressing area. A convenient integrated cupboard with a ceiling light and shelving provides storage, with potential to be used as a wardrobe. Complete with a ceiling light, power points, loft access and wood-effect laminate flooring, a large UPVC double-glazed window to the rear elevation provides views towards the Dee Estuary.

Bathroom
Three piece suite comprising a vanity sink with a mixer tap and storage beneath, low-flush W.C and a partially tiled panelled bath with taps and a shower handset. A large UPVC double-glazed frosted window to the rear enhances natural light whilst maintaining privacy, with the space complete with a panelled radiator, ceiling light and wood-effect vinyl flooring.

Garage
With an up-and-over door, power points and fluorescent strip lighting, the garage is currently divided into two, used for additional storage solutions. A UPVC door and double-glazed window to the side elevation provide natural light and easy access.

External
Accessed via a tarmac driveway suitable for multiple vehicles, the front garden is spacious and well-maintained with a small lawn area, all bordered by mature hedges, brick walls and metal fencing, offering a private and welcoming first impression. A path to each side runs the length of the garden, leading directly to metal gates for access into the rear garden and side door into the garage.

A generous, elevated rear garden thoughtfully designed to provide an excellent balance of lawn and patio areas, ideal for al fresco dining and entertaining whilst enjoying an attractive outlook across the garden and towards the Dee Estuary. A paved patio area bordered by mature shrubs offers space for garden furniture, with a pathway leading to each side for easy access to the front of the property. Steps down open onto the well-maintained lawn with a further path flowing to a lower patio area. The garden is bordered completely by wooden fence panels, enhancing privacy.

COUNCIL TAX BAND E

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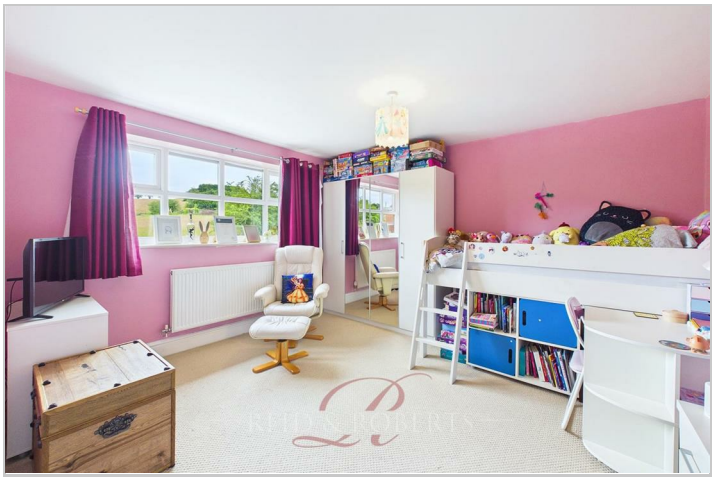
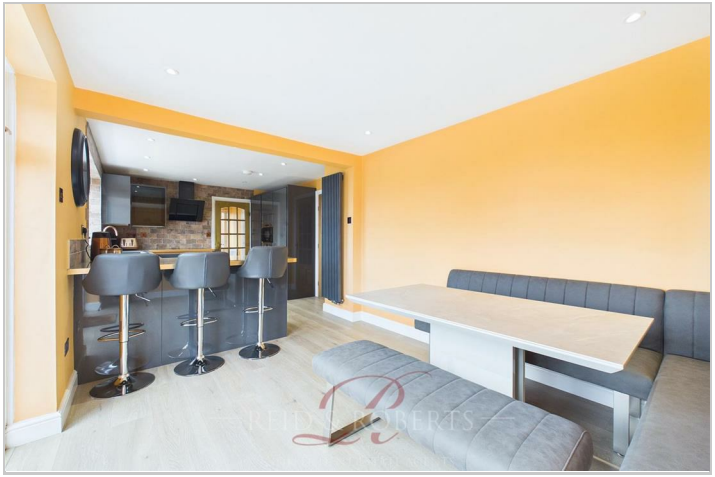
TENURE

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





Road Map

Hybrid Map

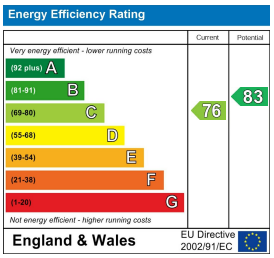
Terrain Map

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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