



12 Yr Aber

Holywell, CH8 7RN

Offers In The Region Of £325,000



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### Accommodation Comprises

Steps down welcome you to the composite front door with frosted double-glazed decorative insets and two UPVC double-glazed frosted windows to the side.

### Entrance Hall

The bright and welcoming entrance hall provides direct access to all ground floor living areas and stairs to the first-floor accommodation. The space features a convenient under-stair storage cupboard, ceiling lights, wood-effect laminate flooring, alarm system, thermostat, power points and a radiator.

### Downstairs W.C

Located by the front door for convenient use, the downstairs W.C is modern, continuing the sleek design of the rest of the bathrooms. The space comprises a back-to-wall W.C with storage cupboards and a pedestal corner sink with mixer tap over and splashback tiles. The tiled flooring allows for easy maintenance whilst a UPVC double-glazed decorative frosted window to the front elevation, accompanied by a ceiling light, provides as much light to the room as possible.

### Living Room

The living room is the heart of the home, complemented with a subtle marble-effect fireplace surround with an electric fire insert, creating a warm and inviting space to relax. The room is completed with wood-effect laminate flooring, radiators, power points, ceiling lights and a UPVC double-glazed window to the front elevation. UPVC double-glazed French doors peacefully frame the rear garden and provide direct access, seamlessly blending indoor-outdoor living.

### Dining Room

A space ideal for family meals or entertaining. A large UPVC double-glazed bay window to the front elevation frames the front of the property, whilst providing ample natural light. The room is complemented with wood-effect laminate flooring, a ceiling light, radiator and power points.

### Kitchen

The kitchen is well-equipped with a range of wall, base and drawer units with a complementary worktop surface and tiled splashback. The space has quality appliances including an integrated fridge-freezer, dishwasher, oven, and a four-ring induction hob with extractor hood above. A stainless steel sink with drainer and swan-neck mixer tap is set beneath a UPVC double-glazed window, offering pleasant views of the rear garden. There is also space for a small dining table, with additional finishes including spotlights, radiator, power points, tiled flooring and an archway leading into the utility room.

### Utility Room

A seamless transition leads from the kitchen into the well-appointed utility room, where matching wall and base units for practical storage solutions and finishes including a tiled splashback and flooring create a

harmonious flow throughout. Features of the space include a stainless steel sink with drainer and swan-neck mixer tap, radiator, power points, spotlights and neatly houses the Worcester boiler and fuse board, with room for a washing machine and separate dryer. Natural light floods the space through the UPVC double-glazed window to the side elevation and a UPVC door with a double-glazed frosted inset which leads directly into the rear garden.

### First Floor Accommodation

#### Landing

The landing provides access to all bedrooms and family bathroom. There is a practical storage cupboard, loft access, power points and is illuminated with spotlights.

#### Bedroom

The main bedroom is of ample size, currently housing a double bed with side tables, wardrobe and drawers. A UPVC double-glazed window to the rear elevation floods the room with natural light whilst capturing views towards the Dee Estuary. The room benefits from a radiator, power points, ceiling light and access into the en-suite.

#### En-Suite

A convenient en-suite off the main bedroom continues similar decor from the family bathroom, blending functionality with a natural flow. The space is fitted with a back-to-wall W.C, vanity sink with mixer tap, and a fully tiled mains-powered double shower with adjustable handset. Additional features include a chrome towel rail radiator, tiled flooring with complementary part-tiled walls and a UPVC double-glazed frosted window to the rear elevation which provides ample natural light. A contemporary LED mirror and built-in vanity storage complete the space.

#### Bedroom

The second bedroom is of a generous size, situated at the front of the property, providing plenty of space for a double bed and additional furniture. A UPVC double-glazed window to the front elevation provides ample natural light. Features of the space include a radiator, power points and ceiling light.

#### Bedroom

The main focal point of the space is the gorgeous UPVC double-glazed arch window to the front elevation which floods the space with natural light. Offering versatility, the space currently accommodates a bed with side table and office desk. Features include power points, a ceiling light alongside spotlights and radiator.

#### Bedroom

Currently used as a home gym, the fourth bedroom offers flexibility and can be utilised to accommodate a variety of lifestyle needs with space for a bedroom, nursery or home office. A UPVC double-glazed window to the rear elevation peacefully frames views towards the Dee Estuary. The room benefits from a radiator, ceiling light and power points.

Tel: 01352 711170

### Family Bathroom

The stylish family bathroom is finished to a high standard, featuring a modern three-piece suite comprising a back-to-wall W.C, vanity sink with mixer tap, and a panelled bath with taps above and a mains-powered shower with adjustable handset. Sleek design touches include a modern column radiator, full-height tiled walls with a striking mosaic feature, spotlights and a UPVC double-glazed frosted window to the front elevation. A fitted wood-effect vanity unit offers generous storage, while the large LED mirror enhances both light and space, creating a practical yet elegant retreat to relax and unwind.

### Single Garage

Approached via the driveway, there is a single garage currently used for extra storage needs and has electric. There is room for a vehicle to be kept in the space for extra off-road parking solutions.

### External

To the front of the property, there is a single garage and shared off-road parking for up to three vehicles. The front garden is surrounded by a dwarf brick wall, wooden fence panels and mature hedges, offering privacy. Three steps down lead you to the front door whilst a path to the right leads you to a wooden gate, allowing for easy access directly to the rear garden.

To the rear, the landscaped garden offers a delightful blend of low-maintenance lawn and patio areas, perfect for both relaxation and entertaining. A circular paved seating area provides an ideal spot for outdoor dining, while well-established borders and mature shrubs create a fully enclosed area enhancing a sense of privacy and attractive greenery. Paved stepping stones leads through to space for a sunken hot tub which frame views towards the Dee Estuary.

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Road Map



Hybrid Map



Terrain Map



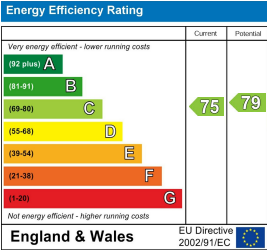
Floor Plan



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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