



## Nyali Milwr Road

Holywell, CH8 7SE

Offers In The Region Of £350,000





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### Accommodation Comprises

A step up to the welcoming front door opening into:

#### Entrance Hall

The spacious entrance hall provides direct access to all ground floor living areas. Downlights, power points and tiled flooring create a bright, sleek finish with low-maintenance cleaning, whilst a panelled radiator ensures warmth throughout.

#### Shower Room

The shower room is located on the ground floor for convenient use. A three piece suite comprising a low flush W.C, vanity sink with storage cupboards and drawers with mixer tap over and a tiled splash back. Corner shower cubicle with mains powered shower and adjustable handset above. The room is finished with a wall-mounted heated towel rail, downlights, tiled flooring and a UPVC double-glazed frosted window to the front elevation, providing natural light whilst ensuring privacy.

#### Kitchen / Diner

A bright and generously proportioned room, designed to make the most of its stunning views while combining style and practicality.

The kitchen is fitted with a superb range of sleek wall and base units, complemented by quality worktop surfaces over and an inset one-and-a-half bowl ceramic sink with drainer and swan-neck mixer tap over. Integrated appliances include an eye-level electric oven and grill, gas hob with extractor fan over, dishwasher, and a fitted wine rack, while space is provided for an American-style fridge freezer and a large family dining table. Finished with tiled flooring and stylish splashback tiling, the room also benefits from downlights and wall lights, panelled radiators, smoke alarm and power points. UPVC double-glazed windows to the front and side elevations flood the space with natural light and provide stunning estuary views, while French doors open directly onto the garden terrace, creating a seamless connection between indoor and outdoor living, perfect for entertaining or relaxed family meals with a view.

Door into:

#### Utility Room

Accessed via the kitchen, the utility room provides further practical storage solutions. There is space for a washing machine and separate dryer with a worktop above. Additional features include shelving, power points, an extractor fan, tiled flooring, spotlights and a UPVC double-glazed window to the rear elevation.

#### Living Room

A bright and spacious living room, beautifully styled around a newly installed log burner set on a sleek slate hearth with an elegant wooden mantle, creating a warm and inviting focal point. The space is further complemented by a coved ceiling, radiator, and convenient power points. Dual-aspect UPVC double-glazed windows to the front and side elevations flood the room with natural light and frame stunning views of the estuary and surrounding countryside. Perfect for relaxing, unwinding, or entertaining in comfort and style.

#### Additional Sitting Room

A versatile and practical space featuring a built-in recessed cupboard with its own

radiator, perfect for use as an airing cupboard or additional storage. The area also includes a radiator, power points, and a newly fitted staircase leading to the first-floor accommodation. UPVC double-glazed French doors open directly onto the rear enclosed patio area, filling the space with natural light and offering seamless access to the outdoors.

#### Office / Bedroom Five

A versatile reception room situated just off the additional sitting room, offering excellent potential to serve as a fifth bedroom, playroom, or home office. The space features a panelled radiator and a useful cupboard housing the boiler and electric meter. A UPVC double-glazed window to the rear elevation and matching door provide ample natural light and direct access to the rear enclosed patio area, enhancing both comfort and convenience.

#### First Floor Accommodation

##### Landing

The landing provides access to four bedrooms and the family bathroom. It features a ceiling light, power points and a smoke alarm.

##### Master Bedroom

The Master Bedroom is an impressive and generously proportioned space, offering plenty of room for a full suite of bedroom furniture. Dual-aspect UPVC double-glazed windows to the front and side elevations capture far-reaching views over the Dee Estuary and surrounding countryside, filling the room with natural light. Finished with a ceiling light, panelled radiator, and power points, the room also benefits from a private door leading into the En-Suite.

##### En-Suite

The spacious En-Suite is fitted with a stylish three-piece suite, comprising a low-flush W.C, wall-mounted sink with mixer tap, and a fully tiled double corner shower cubicle with mains-powered shower and adjustable head. Further features include a wall-mounted heated towel rail, fully tiled walls and flooring, inset downlights, and a UPVC double-glazed frosted window to the rear elevation.

##### Bedroom Two

Positioned at the front of the property, this well-lit double bedroom enjoys a charming outlook across the Dee Estuary and countryside through a UPVC double-glazed window. The room is fitted with generous built-in wardrobes, providing excellent storage, while still allowing ample space for a double bed and additional furnishings. Finished with a ceiling light, panelled radiator, and power points.

##### Bedroom Three

A generously sized double bedroom positioned to the rear of the home, featuring fitted wardrobes that provide excellent storage solutions. A UPVC double-glazed window overlooks the rear elevation, filling the room with natural light. Additional features include a ceiling light, panelled radiator, and power points.

##### Bedroom Four

A bright and versatile room enjoying lovely views to the front elevation through a UPVC double-glazed window. With a fitted radiator, this space offers flexibility to be used as a single bedroom, nursery, or home office, making it a practical addition to the home. The room provides loft access, with the loft being fully insulated, boarded, and equipped with a pull-down ladder and lighting, offering convenient additional storage space.

Tel: 01352 711170

### Bathroom

The contemporary family bathroom features a stylish three-piece suite comprising a low-flush W.C., pedestal wash basin with mixer tap, and a tiled bath with mixer tap and shower head attachment. Designed for both comfort and practicality, the space is finished with fully tiled walls and flooring for ease of maintenance, complemented by a wall-mounted heated towel rail, extractor fan, inset downlights, and a UPVC double-glazed frosted window to the rear elevation, providing natural light while maintaining privacy.

### External

The property is approached via a shared tarmacked driveway, leading to a generously sized parking area with ample space for several vehicles and the convenience of low-maintenance upkeep.

To the side, a gated entrance opens onto a beautiful patio terrace, perfect for entertaining guests or simply unwinding while enjoying uninterrupted estuary views. From here, steps descend gracefully to a generous lawned garden, bathed in sunshine throughout the day, bordered by established shrubs and framed with charming picket and panel fencing. A further gate provides access to a useful storage shed, ideal for garden equipment.

Wrapping around to the rear, the outdoor space continues to impress with a secluded, enclosed patio area, a wonderful suntrap. Direct access from both the living room and office creates a seamless flow between indoor and outdoor living. Whether hosting summer barbecues, watching children play, or enjoying a quiet morning coffee, the gardens offer something for every lifestyle.

### COUNCIL TAX BAND E

### 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.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

### 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.

### INDEPENDENT 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.

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

### 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.

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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.





Road Map



Hybrid Map



Terrain Map



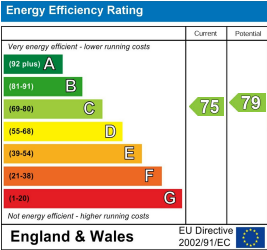
Floor Plan



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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