



## High View

Trelogan, Holywell, CH8 9BY

Offers Around £399,000





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## Property Description

Whether you're looking for a family home to grow into or a property brimming with potential to personalise, this charming four-bedroom detached residence presents an outstanding opportunity. Nestled in an elevated position in the highly sought-after village of Trelogan, this expansive home effortlessly combines comfort, convenience, and future potential, all with the added benefit of No Onward Chain!

Upon entering, you are welcomed by a bright and inviting entrance hall that leads into a generously sized open-plan lounge and dining room, ideal for family gatherings and entertaining. A downstairs shower room, versatile sitting room, which can easily double as a fourth bedroom, offers flexible living options to suit your needs, while the spacious kitchen/diner, complete with a dedicated utility area, ensures everyday functionality with ample workspace and storage.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a master suite featuring its own en-suite bathroom. A modern family bathroom serves the remaining bedrooms, catering to the demands of contemporary living.

Set on a generous plot, the property enjoys a private and elevated setting, maximizing the stunning views over the surrounding countryside. The front and side gardens, predominantly laid to lawn, offer ample outdoor space for families, gardening enthusiasts, or those simply seeking a tranquil retreat. The driveway provides ample off-road parking, while the detached garage offers excellent storage solutions. Additionally, the attached summer house presents a fantastic opportunity for a home office, hobby room, or additional sitting area, perfect for entertaining guests or unwinding in the summer months.

## Accommodation Comprises

Step up to UPVC entrance door opens into:

### Entrance Hall

Welcoming entrance hall features elegant wood flooring, coved ceilings, and a radiator, creating a warm first impression. A smoke alarm and a wall-mounted thermostat provide easy temperature control. From here, doors lead to various ground-floor rooms, including a spacious lounge, a versatile room sitting room / downstairs bedroom (bedroom 4), a convenient shower room, a well-proportioned kitchen / diner, and a separate dining room / sitting room. Turned staircase to the first floor accommodation includes an under stairs storage cupboard, which offers ample space for household essentials such as shoes and also houses the electric fuse box and meter.

### Open Plan Lounge & Dining Room

Lounge - The generously sized lounge benefits from an abundance of natural light through its UPVC double-glazed windows positioned at both the front and side elevations. The room is finished with stylish wooden flooring and is equipped with a radiator, power points, and a TV outlet, making it a comfortable and inviting living space.

Opening archway into:

Dining Area - The dining room provides yet another flexible living space, ideal for use as a formal dining area or an additional sitting room. A UPVC double-glazed window to the rear and side elevation brings in plenty of light, stylish wooden flooring, a radiator and ample power points make this a practical and adaptable room to suit your needs.

### Downstairs Shower Room

The downstairs shower comprises of a three-piece suite, including a low-flush W.C, a sleek pedestal sink with a stainless steel mixer tap, and a corner shower cubicle with a mains-powered shower. Spotlights and an extractor fan enhance the space, while coved ceilings, a shaver point, and a radiator add to its functionality. Fully tiled walls and flooring and a UPVC double-glazed frosted window to the front elevation allows natural light to filter through.

### Ground floor 4th Bedroom

The fourth bedroom which can also serve as a sitting room, is a bright and inviting space featuring UPVC double-glazed French doors that open directly onto the side garden - ideal for seamless indoor-outdoor living. With stylish wooden flooring, elegant coved ceilings, a radiator for warmth, and convenient power points, this room offers both comfort and versatility.

## Kitchen / Diner

The heart of this home is its spacious and well-appointed kitchen and dining area, designed for both functionality and style. Housing a range of wall and base units, it offers ample storage and is complemented by sleek worktops. A 1.5-bowl stainless steel sink with a drainer and mixer tap over sits beneath a UPVC double-glazed frosted window and another UPVC double glazed window to the side elevation, allowing natural light to fill the space. Space for a range cooker and complete with a stainless steel chimney extractor hood over. The kitchen is finished with stylish splashback tiles, a coved ceiling, a radiator and fully tiled flooring for easy maintenance. There is also generous space for a freestanding fridge and freezer, ensuring convenience for everyday living.

Door into:

## Utility

Leading off from the kitchen, the utility area provides additional practicality with a fitted base unit and worktop, housing the oil boiler. There is dedicated space for a washing machine, along with extra storage options. The room is complete with power points, a coved ceiling, tiled flooring, a radiator and a UPVC door that opens directly into the side garden.

## First Floor Accommodation

Turned staircase leads to the first floor accommodation

## Landing

The landing is bright and welcoming, featuring a UPVC double-glazed window to the rear elevation that allows natural light to flow in as well as providing stunning views! It provides access to three generously sized bedrooms and a well-appointed family bathroom. Practical additions include power points, a smoke alarm, a coved ceiling, and convenient loft access. There is an spacious storage cupboard, which functions as an airing cupboard, offering ample storage space and housing a radiator.

## Master Bedroom

Impressively spacious, offering plenty of room for a large bed and additional bedroom furniture, making it a truly comfortable retreat. A UPVC double-glazed window to the front elevation enhances the room with natural light as well as having tiled flooring, a radiator, TV point, power points and a door which leads directly into the en-suite for added luxury and convenience.

## En-Suite

Features a unique and stylish three-piece suite, including a pedestal sink with a stainless steel mixer tap, W.C and a built-in shower cubicle equipped with a mains-powered shower. The space is complemented by fully tiled walls and flooring, a chrome towel rail radiator, recessed spotlights, and an extractor fan, creating a contemporary and functional design.

## Bedroom Two

Another generously sized double bedroom offers a bright and airy atmosphere, with a UPVC double-glazed window overlooking the side elevation. The room also features tiled flooring, a radiator, power points, and a TV point, ensuring both comfort and convenience.

## Bedroom Three

The third bedroom is a versatile space featuring a radiator, power points, and a charming wooden Velux double-glazed window that allows natural light to pour in. Additionally, having access to the eaves, offering extra storage options.

## Family Bathroom

The main bathroom offers both style and functionality, featuring a three-piece suite which includes a WC, a pedestal sink with stainless steel mixer tap over, and a luxurious freestanding bath complete with a wall mounted stainless steel tap. The space is enhanced by fully tiled walls and flooring, creating a polished and contemporary feel. A chrome towel rail radiator adds warmth and comfort, while a shaver point provides added convenience. Natural light filters through the UPVC frosted double-glazed window to the side elevation, ensuring privacy while maintaining a bright and airy atmosphere.

## External

Nestled in an elevated position, this charming property is accessed via a quiet lane, leading to a private driveway with ample off-road parking. The beautifully maintained front and side gardens, primarily laid to lawn and enclosed by elegant brick walls, provide a perfect outdoor retreat. Thanks to its enviable location, the property enjoys breathtaking panoramic views over the rolling countryside, creating a picturesque and tranquil setting.

Tel: 01352 711170

### Detached Garage with Summer House

A standout feature of the property is the detached brick-built garage, which includes an attached summer house, offering a versatile space for relaxation, a home office, or additional storage.

The garage is equipped with both light and power, offering convenience for various uses. A UPVC door provides easy access, making it an ideal space for parking your car or storing outdoor furniture, tools, or other essentials.

Attached to the garage, the summer house creates a perfect retreat for relaxation, offering a peaceful space to unwind.

### Location

Situated in the peaceful village of Trelogan, this home offers a serene rural lifestyle while still being within easy reach of local amenities, excellent transport links, and picturesque countryside walks. Families will also appreciate the highly regarded Ysgol Trelogan Primary School, which is just a short distance away. This well-rated school provides a nurturing and supportive learning environment, making it an excellent choice for young children.

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts 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.

### 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.

### 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.

### LOANS

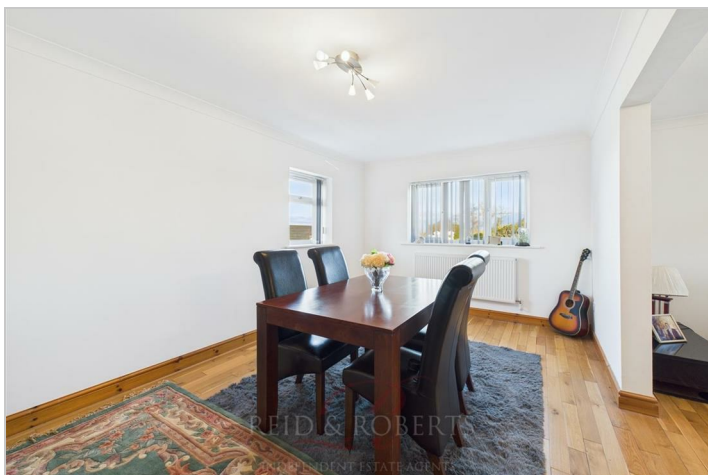
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

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.

### 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.



Road Map



Hybrid Map



Terrain Map



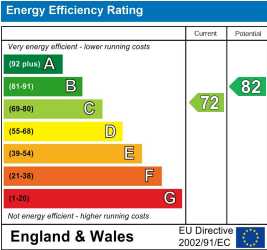
Floor Plan



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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