



3 Lon Y Fron

, Pentre Halkyn, CH8 8HX

Open To Offers £425,000



VIEWING HIGHLY RECOMMENDED!

Reid and Roberts are delighted to offer this unique and extremely spacious Four Bedroom Detached Family Home which is positioned on an elevated position within a generous sized garden with far reaching views over the Dee Estuary and beyond. Situated in the sought after village location of Pentre Halkyn.

In brief the accommodation comprises: A Spacious Hallway, Shower Room, Separate W.C, Lounge with the most Stunning Views, Kitchen/Breakfast Room, Master Bedroom with En-Suite and Three Further Bedrooms. To the lower level is a Utility Room, Workshop and Garage, as well as a large driveway providing ample parking.

This property also has the added benefit of: a burglar alarm, full colour and night vision CCTV, Electric Car Charging Point, Full Fibre to the House and Hive Heating.



Accommodation Comprises

A Large stoned driveway leading to the Garage, with lawned gardens to either side and steps leading up to the Front Entrance.

Spacious Hallway

Double panelled radiator and radiator cover, doors to all upper floor rooms, two storage cupboards and stairs leading down to the lower level.

Lounge / Dining Room 32'2" x 15'1" (9.8 x 4.6)

This is a generous sized room with large windows providing breath taking views. Gas fire fitted with tiled hearth, double panelled radiator, single panelled radiator and coved and pitched ceiling with wood panelling. Wood effect Upvc double glazed windows to the front and side elevation. Door back into hallway and into:

Kitchen / Breakfast Room 15'1" x 9'10" (4.6 x 3.0)

Housing a range of modern base units with complimentary work top surfaces over. 1 ½ bowl stainless steel sink and drainer, splash-back tiles, space for a range cooker with stainless steel chimney extractor hood over. Pitched ceiling with wood panelling, tiled effect vinyl flooring, wood effect Upvc double glazed dual aspect windows with stunning views and Upvc door with double glazed frosted panel opens to rear garden.

Shower Room

Modern shower room. Two piece suite comprising: Large shower cubicle with rainfall mains shower over and shower screen. Pedestal sink with rainfall mixer tap over Fully tiled walls and flooring. Recessed downlights and wood effect Upvc double glazed window to the rear elevation.

Separate W.C

Close coupled w.c and sink vanity unit with waterfall mixer tap over, partially tiled walls and tiled flooring. Wood effect Upvc double glazed frosted window to the front elevation.

Master Bedroom 15'1" x 14'5" (4.6 x 4.4)

Wood effect Upvc double glazed window to the front and side elevation, two single panelled radiator and door into:

En-Suite 7'3" x 5'2" (2.2 x 1.58)

Three piece suite comprising: Shower cubicle with wall mounted electric shower, wash basin and W/C. Single panelled radiator, tiling to principle areas, wood effect laminate flooring and wood effect Upvc double glazed window to the rear elevation.

Bedroom Two 15'5" x 9'10" (4.7 x 3.0)

Fitted wardrobes with mirrored sliding doors, single panelled radiator and wood effect Upvc double glazed window to the front elevation.

Bedroom Three 11'6" x 8'10" (3.5 x 2.7)

Fitted wardrobes with mirrored door, single panelled radiator and wood effect Upvc double glazed window to the front elevation.

Bedroom Four / 2nd Reception Rooms 19'0" x 17'9" (5.8M x 5.4M)

Spacious room, wood effect laminate flooring, recessed downlights, Upvc double glazed velux window and wood effect Upvc double glazed french doors opens out to the rear garden.

Stairs lead down from Hallway to lower level

Doors into:

Utility Room 14'1" x 8'2" (4.3 x 2.5)

Wall mounted base units with stainless steel sink and drainer with taps over and splashback tiles. Worktops, void and plumbing for washing machine, single panelled radiator, wood effect vinyl flooring and wood effect Upvc double glazed window to the side elevation.

Double Garage 20'4" x 14'1" (6.2 x 4.3)

Generous sized garage with up and over door.

Workshop 14'1" x 9'2" (4.3 x 2.8)

Spacious room and is very versatile. Could be used for storage or would make a great gym or study. Wood effect Upvc double glazed window to the side elevation.

Outside

To The Front

Large lawned areas to the front of the property leads around to the rear garden. There are a variety of shrubs and trees planted with hedging, a vegetable patch and fencing forming the boundaries.

To The Rear

The rear garden features a paved patio area ideal for outdoor furniture and al fresco dining and a pathway leading to a wooden gate providing access to the front of the property and a feature wooden gazebo with a wood panelled roof, providing a sheltered area for seating. The views are spectacular from here!

Council Tax Band

F

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To 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.

Services

The agents have not tested the appliances listed in the particulars.

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.

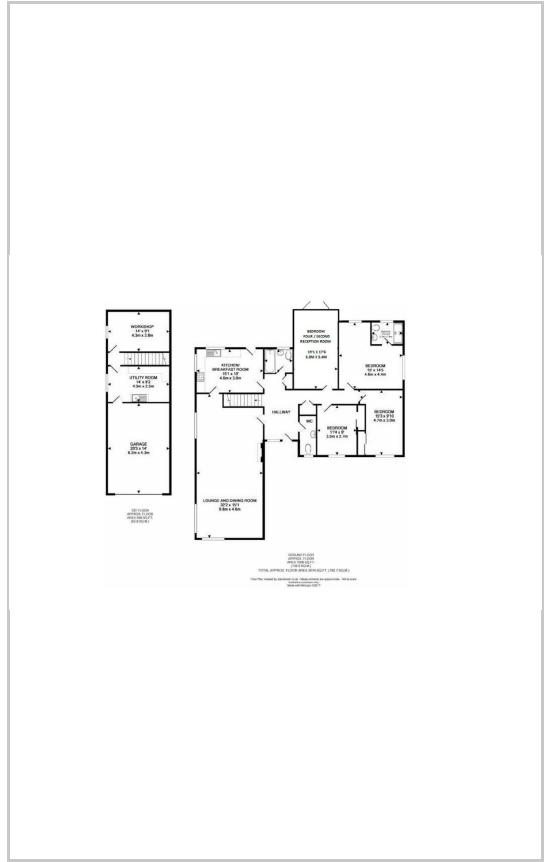
Money Laundering

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.

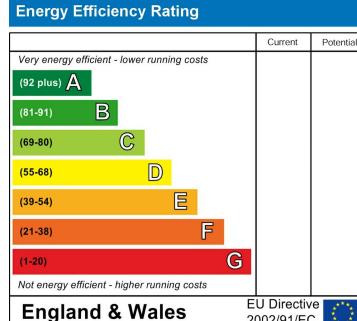
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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