



Tyn Y Caeau Coast Road

Mostyn, CH8 9DZ

Offers In The Region Of £525,000



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Accommodation Comprises

Gates open to a substantial golden gravel driveway providing ample off-road parking for approximately 12 vehicles+ and garden area with a step up to a composite entrance door opens into:

Entrance Hallway

A spacious open-plan entrance hall featuring a natural slate tiled flooring, coved ceilings, ceiling lighting, power points, and access to a useful storage cupboard fitted with shelving and lighting.

The entrance hall flows seamlessly through to the dining area, kitchen and living area, creating a bright and welcoming layout throughout the ground floor. Double doors open into a separate lounge, while further doors provide access to understairs storage and a versatile additional reception room which could be utilised as a home office, playroom, workroom, hobby room, or even a sixth bedroom.

Separate Lounge

Accessed via double doors from the entrance hallway, the separate lounge is a spacious and comfortable reception room ideal for both relaxing and entertaining. The room features coved ceilings, wall lighting, radiators, power points, and a stylish wall-mounted 'SMEG' gas fire creating an attractive focal point. Wood effect UPVC double glazed windows overlook both the front and rear elevations, while wood effect UPVC double glazed French doors open directly out onto the garden area, providing excellent indoor and outdoor flow and allowing plenty of natural light throughout the room.

Dining Area

The dining area continues the natural slate tiled flooring and provides a spacious and characterful setting for family dining and entertaining. Benefiting from wall lights, ceiling lighting, coved ceilings, power points and a radiator, the room centres around an attractive feature brick fireplace incorporating an inset log burner, wooden mantle, built-in shelving and a dedicated log store, creating a charming focal point. An archway opens seamlessly into the kitchen area, enhancing the open-plan layout, while a step leads up into the living/games area, allowing the ground floor accommodation to flow effortlessly between each reception space.

Versatile Reception Room

Positioned off the dining area, the versatile additional reception room offers flexible accommodation and could be utilised as a workroom, hobby room, spacious home office, playroom, or even a sixth downstairs bedroom. The room benefits from wood effect laminate flooring, power points, radiator, and a wood effect UPVC double glazed window overlooking the rear elevation.

Kitchen/Breakfast Room

Continuing the natural slate tiled flooring from the dining area, the kitchen forms a superbly spacious and impressive heart of the home, having been recently fitted within the last few years and finished to a high contemporary standard. The room is fitted with a range of modern navy units complemented by complementary worktop surfaces over, providing an excellent combination of style and practicality with integrated white one-and-a-half bowl sink with drainer and swan-neck mixer tap. A large central island offers further storage and incorporates a breakfast bar seating area, complete with pop-up power sockets, making it ideal for both everyday family use and entertaining.

The kitchen is comprehensively equipped with two integrated ovens housed within tall units, an integrated five-ring gas hob with angled glass extractor hood over, an integrated washing machine, dish washer, deep storage drawers and attractive splashback tiling. Additional full-height units are arranged to seamlessly house the American-style fridge freezer, creating a fully integrated and bespoke built-in feature with excellent surrounding storage. Recessed ceiling spotlights and feature pendant lighting over the island further enhance the bright and modern feel of this substantial space.

Further features include coved ceilings, a traditional radiator, and multiple power points throughout. Wood effect UPVC double glazed windows to the front and side elevations allow an abundance of natural light to flood the room, while a wood effect UPVC double glazed door with side panel provides access to the front of the property and internal doors lead conveniently to the downstairs WC and utility room and the main living and entertaining areas, reinforcing the excellent flow and functionality of this outstanding family kitchen.

Downstairs W.C

The downstairs W.C is finished with natural slate tiled flooring and fitted with a contemporary sink set within a vanity unit, providing useful storage drawers beneath. Complementing this is a matching

back-to-wall unit W.C, creating a sleek and modern finish throughout.

Further features include attractive splashback tiling, a panelled ceiling, and an extractor fan. A stylish partially glazed glass block wall detail allows natural borrowed light into the space while still maintaining privacy, enhancing both practicality and design. The room also benefits from access to a useful storage cupboard housing the wall-mounted gas boiler, along with a door leading directly into the utility area, further improving the flow and functionality of the ground floor accommodation.

Utility Room

The utility room is finished with natural slate tiled flooring and benefits from wood effect UPVC double glazed frosted windows to the front and side elevations, allowing for natural light while maintaining privacy. Fitted with a range of modern navy units complemented by complementary worktop surface over, the room offers excellent additional storage and practical workspace with space tumble dryer, along with useful worktop areas for laundry tasks. The room also benefits from power points and a radiator, making it a highly functional and well-equipped space, ideally positioned to support the main living accommodation.

Living/Games Area

The spacious living/games area is accessed directly from both the dining area and kitchen, forming the social heart of the home and creating an exceptional open-plan flow ideal for modern family living and entertaining. From the kitchen, the space is accessed via a door, while from the dining area the room flows more openly, enhancing the sense of connection between the reception areas. The staircase to the first floor is also positioned off this area, providing convenient access to the upstairs accommodation.

The room is well-proportioned and finished with attractive wood effect flooring, coved ceilings, ceiling lighting, radiators, and power points throughout. A feature fireplace area provides a focal point within the room, while wood effect UPVC double glazed windows to the rear elevation allow for excellent natural light and a pleasant outlook.

Sliding doors open directly into the orangery, further extending the living and entertaining space and enhancing the seamless indoor-outdoor lifestyle this home offers.

With its generous proportions and versatility, this room is ideally suited as a main family lounge, games room, or additional entertaining space, offering excellent flexibility for modern living.

Orangery

The orangery is currently utilised as a stylish bar and entertaining space, however it offers exceptional versatility and could easily be used as an additional sitting room, formal garden room, or relaxed family space. Beautifully designed to maximise natural light, the room features a striking glass roof along with wood effect UPVC double glazed windows to the rear elevation, creating a bright and airy atmosphere throughout the day.

Bi-folding doors open directly onto the garden, seamlessly blending indoor and outdoor living and making this an outstanding space for entertaining and social occasions, particularly during the warmer months.

Further enhancing the contemporary feel, the room benefits from attractive panelled walls, wood effect laminate flooring, power points, and a modern vertical radiator. Overall, this is a highly versatile and impressive space that adds a real sense of luxury and lifestyle to the property.

First Floor Accommodation

Landing

A spacious first floor landing provides access to all five bedrooms and the family bathroom. The landing benefits from loft access, radiators, and power points, creating a practical central point to the upper accommodation.

Master Bedroom

The master bedroom is a superbly spacious principal suite, enjoying an exceptional sense of light, openness and luxury. A striking feature is the wood effect UPVC double glazed French doors with side panels and an apex window above, opening onto a Juliet balcony and providing beautiful far-reaching views over the garden and surrounding fields.

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Generously proportioned throughout, the room can easily accommodate a full range of bedroom furniture and offers ample space for wardrobes as well as a dedicated dressing area, creating a true master suite feel. The room is further enhanced by radiators and power points, ensuring both comfort and practicality.

A contemporary glazed glass block partial wall creates a stylish architectural divide, with the en-suite accessed via an open-plan layout rather than a traditional door, delivering a true boutique hotel-style design. This seamless transition between the bedroom and en-suite enhances the sense of space, light and luxury, elevating the overall feel of the suite and making it a standout feature of the home.

En-Suite

The en-suite is a generously proportioned and stylishly appointed room, fitted with a contemporary three-piece suite comprising a pedestal wash hand basin with mixer tap and attractive splashback tiling, a W.C., and a spacious walk-in shower with tiled walls and an electric wall-mounted shower.

The en-suite also benefits from vinyl flooring, a chrome towel rail radiator, extractor fan, and shaver point. A wood effect UPVC double glazed window to the front elevation provides natural light while maintaining privacy.

Continuing the architectural theme from the master bedroom, the glazed glass block detailing allows borrowed light to flow through the space, enhancing the bright and airy feel and reinforcing the seamless, boutique hotel-style design between the bedroom and en-suite.

Bedroom Two

Bedroom Two is a generously proportioned double bedroom, offering a bright and comfortable space ideal for family members or guests. Benefitting from a wood effect UPVC double glazed window to the rear elevation, the room enjoys an abundance of natural light and a pleasant outlook.

The room provides ample space for bedroom furniture, making it both practical and versatile. Further features include a radiator and power points, creating a well-appointed and inviting bedroom.

Bedroom Three

Bedroom Three is another spacious and well-appointed double bedroom, enjoying a bright and airy feel courtesy of a wood effect UPVC double glazed window to the front elevation. Well-proportioned throughout, the room offers ample space for bedroom furnishings, making it ideal for family members or guests alike.

A particular feature of the room is the built-in wardrobe, which benefits from internal lighting and hanging rails, providing excellent storage solutions while maximising the available floor space. Further features include a radiator and power points, creating a comfortable and practical bedroom with plenty of versatility.

Bedroom Four

Bedroom Four is a spacious and versatile bedroom, benefitting from a wood effect UPVC double glazed window to the rear elevation which allows for plenty of natural light and enjoys views over the

surrounding fields. Well-proportioned throughout, the room offers ample space for bedroom furniture, making it ideal for a growing family, visiting guests, or a variety of alternative uses.

Further features include a radiator and power points, creating a comfortable and practical room that can easily function as a double bedroom, guest room, or additional hobby space if required.

Bedroom Five / Home Office

Bedroom Five is currently utilised as a home office and offers excellent flexibility to suit a variety of requirements. Benefitting from a wood effect UPVC double glazed window to the front elevation, the room enjoys plenty of natural light, creating a pleasant and productive working environment.

The room is fitted with built-in cupboards providing useful storage and helping to maximise the available floor space. Further features include a radiator and multiple power points. Versatile in its use, the room could continue as a home office or be adapted to suit a range of needs, including a nursery, dressing room, hobby room, or single bedroom, making it a valuable addition to the accommodation.

Bathroom

The family bathroom is beautifully presented and finished to a modern standard, featuring a contemporary three-piece suite comprising a W.C., wash hand basin set within a stylish vanity unit with useful storage drawers beneath, and an L-shaped panelled bath with a wall-mounted mains powered shower over, complete with shower screen.

Designed with both practicality and style in mind, the room benefits from fully tiled walls and attractive patterned tiled flooring, creating a sleek and low-maintenance finish. A PVC panel ceiling with spotlights enhances the bright and modern feel of the space.

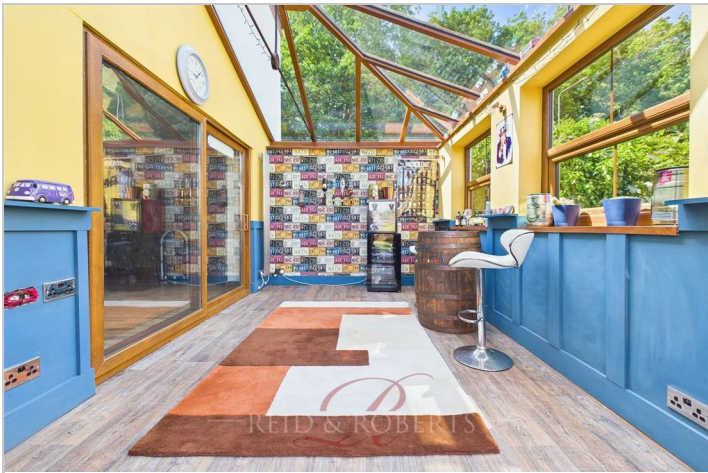
Further features include an illuminated LED mirror with integrated shaver point, extractor fan, grey heated towel rail radiator, and a wood effect UPVC double glazed frosted window to the front elevation, allowing for natural light whilst maintaining privacy.

Offering a contemporary finish throughout, the family bathroom provides a stylish and functional space ideally suited to the needs of modern family living.

External

Occupying a generous plot and enjoying a high degree of privacy, this impressive detached residence is approached via gates opening onto an extensive golden gravel driveway, providing ample off-road parking for approximately 12 vehicles. The driveway creates an impressive first impression whilst offering exceptional practicality for families with multiple vehicles, visiting guests, or those requiring additional parking space.

The garden is predominantly laid to lawn, creating a spacious and level outdoor environment ideal for families, entertaining, or simply enjoying the peaceful surroundings. A charming fish pond adds character and interest to the garden, whilst mature hedging encloses the boundaries, enhancing privacy and complementing the property's attractive semi-rural setting.



Road Map



Hybrid Map



Terrain Map



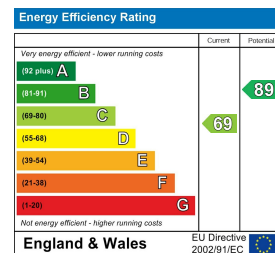
Floor Plan



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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