REID & ROBERTS

INDEPENDENT ESTATE AGENTS

1 Bryn Hyfryd Main Road

Ffynnongroyw, Holywell, CH8 9TT

Offers Over £220,000

3 | 1 | 2 | C

1 Bryn Hyfryd Main Road

Ffynnongroyw, Holywell, CH8 9TT

Offers Over £220,000

Accommodation Comprises

A gate opens to the front of the property with a step up to UPVC wood effect entrance door with double glazed frosted decorative panel opens into:

Enclosed Porch

Featuring tiled flooring, two UPVC double glazed windows to the side elevations allowing natural light to filter through, and a wooden entrance door opening into:

Lounge

Spacious and inviting lounge, full of character and warmth, featuring a striking exposed stone fireplace with a cast iron multi-fuel burner set on a slate-tiled hearth, complemented by an inset wooden beam above, creating a beautiful focal point to the room. Two double glazed UPVC windows to the front elevation allow plenty of natural light to flood in, enhancing the sense of space.
The room is finished with attractive wooden flooring, radiators, and power points for convenience. Additional features include a textured and coved ceiling, TV point, and a door leading through to:

Kitchen/Diner

The kitchen is impressively spacious and can comfortably accommodate a dining table, making it an ideal kitchen/dining hub for both everyday living and entertaining.

It is fitted with a range of cream farmhouse-style wall and base units, complemented by wooden worktops. A deep Belfast-style sink with mixer tap sits beneath stylish grey high-gloss brick-effect splashback tiles. There is a fitted five-ring electric Rangemaster cooker with extractor hood over, space for an American-style fridge/freezer, a built-in wine fridge, integral dishwasher, plumbing for a washing machine, and space for a tumble dryer.

Natural light fills the room via double glazed wood-effect UPVC window to the side elevation, a further UPVC window to the rear, and sliding UPVC patio doors opening into the conservatory. Character features include an exposed stone wall, a wooden beam over the doorway, and an inset display nook with wall lighting. The room is finished with tile-effect vinyl flooring (with original black marble tiles beneath), radiators, and stairs rising to the first floor with useful under-stairs storage.

Conservatory

UPVC double glazed conservatory with polycarbonate roof, creating a bright and airy additional living space that enjoys views over the rear garden. Double glazed UPVC sliding doors provide seamless access to the outdoor paved area, perfect for entertaining and relaxing in the warmer months.
The room is finished with attractive tile-effect vinyl flooring, offering both style and practicality, radiators and power points along with wall-mounted lighting that enhances the space during the evening.

First Floor Accommodation

Landing

Wooden flooring, double glazed UPVC window to the side elevation, textured ceiling, smoke alarm and doors leading to:

Bedroom One

A spacious and well-presented double bedroom, featuring a built-in mirrored sliding wardrobes providing excellent storage while enhancing the sense of space and light. A double glazed UPVC window to the rear elevation enjoys pleasant views over the rear garden, allowing natural light to fill the room. Additional benefits include a radiator, textured ceiling, TV point, power points, and carpeted flooring, creating a comfortable and relaxing retreat.

Bedroom Two

Double bedroom with a double glazed UPVC window to the front elevation. The room includes a textured ceiling, loft access hatch, radiator, power points, and carpeted flooring, making it a versatile space suitable as a bedroom, guest room, or home office.

Bedroom Three

Currently utilised as a home office, this well-proportioned third bedroom features a double-glazed UPVC window to the front elevation, filling the space with natural light. The room benefits from a radiator, power points, a textured ceiling, and carpeted flooring, making it a versatile space ideally suited as a bedroom, study, or dressing room.

Bathroom

A stylish and contemporary four-piece bathroom suite, thoughtfully designed to offer both luxury and practicality. The suite comprises a wood-panelled bath, a low flush W.C. and a sleek vanity unit incorporating a recessed wash hand basin with useful storage beneath. In addition, there is a fully tiled walk-in double shower, complete with a mains-powered rainfall showerhead and glass screen.

Natural light is provided via a double glazed frosted UPVC window to the rear elevation, complemented by a double glazed skylight, enhancing the bright and airy atmosphere. One wall is finished with decorative panelling, adding a touch of character, while a chrome ladder-style heated towel rail provides both style and comfort.

The room is completed with wood-effect flooring, recessed spotlighting, and a well-considered layout that maximises space and functionality, resulting in a modern yet relaxing bathroom space.

Externally

The property is approached via an attractive stone-built boundary wall with a gated entrance, leading into a neatly presented front garden and pathway to the front door, setting a welcoming first impression.

Tel: 01352 711170

To the rear, the garden has been beautifully arranged to offer a superb outdoor living space. A newly laid paved patio, enclosed by fencing for added privacy, provides the perfect setting for al fresco dining and entertaining. Steps lead down to a generous, mainly lawned garden ideal for families, keen gardeners, or simply enjoying the outdoors with a pathway continuing to the bottom of the garden.

Enhancing the space further is a decked area with a pergola, creating a wonderful spot to relax during the warmer months. There is also a versatile wooden shed/summer house, offering useful storage or potential for a hobby space. The garden is fully enclosed by wood panelled fencing and benefits from convenient access to the cellar.

COUNCIL TAX BAND C

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.

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.

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.

LOANS

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.

MISDESCRIPTION ACT

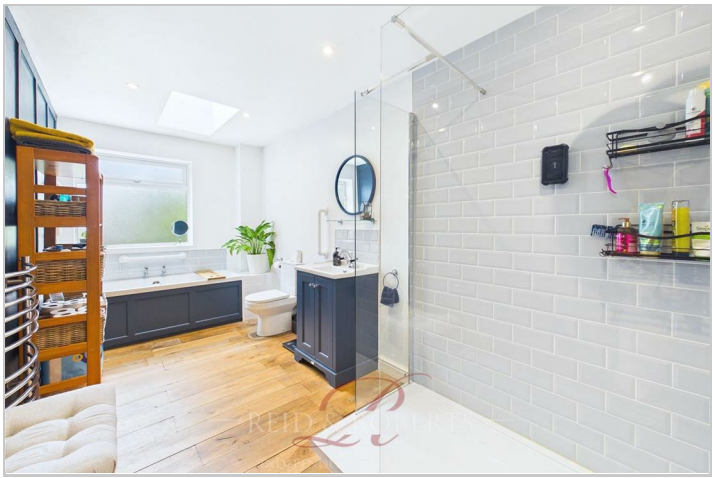
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map

Hybrid Map

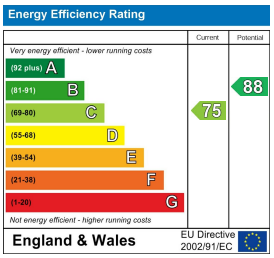
Terrain Map

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 High Street, Holywell, Clwyd, CH8 7LH
Tel: 01352 711170 Email: holywell@reidandroberts.com https://reidandroberts.com/