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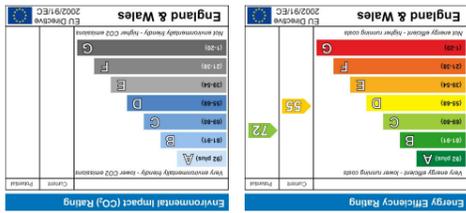
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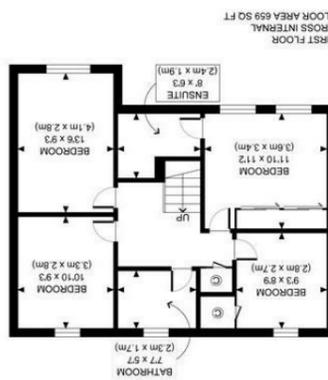
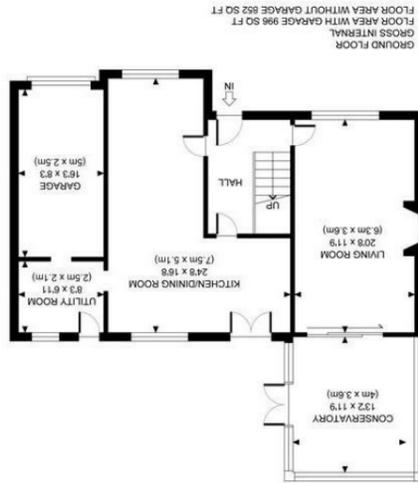
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APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1655 SQ FT / 154 SQM
DISCLAIMER: Floor plan measurements are approximate and are for guidance purposes only. While we do not doubt the floor accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.



WILLIAM GLEAVE
ESTATE AGENTS

LLYS ARMON, LIXWM

£400,000

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FOUR DOUBLE BEDROOM DETACHED HOUSE | CUL-DE-SAC | SOUGHT AFTER VILLAGE LOCATION. This Four Double Bedroom Detached Family Home has been upgraded and modernised in the last Two Years by the current owners and is situated in the sought after village of Lixwm. The property is situated in a cul-de-sac and affords spacious accommodation throughout.

Accommodation in brief comprises: Canopy Porch, Entrance Hall, Lounge with Cast Iron Log Burner, Conservatory, Open Plan Kitchen/ Diner and Family Room, Utility Room. To the first floor you will find a Master Bedroom with En-suite Shower Room, Three Further Double Bedrooms and a Modern Family Bathroom.

Tarmacadam driveway to the front provides 'Off Road' parking and leads to an attached garage. To the front of the property you will find an open plan lawn garden. Wooden gate to the side, leads to the rear. To the rear you will find an Indian stone patio/ seating area with steps up to a lawn garden which leads on to a further patio/ seating area. The garden is bound by panelled fencing and trees.

The village of Lixwm offers a primary school and local pub which has an excellent reputation for its food, with a golf course in the neighbouring village of Brynford.

EARLY VIEWING HIGHLY RECOMMENDED

Accommodation Comprises:

Canopy Porch:

Wooden glazed door, opens in to:

Entrance Hall:

Panelled radiator, wood effect laminate floor, stairs lead up to the first floor accommodation.

Doors in to lounge and open plan kitchen/ diner & family room.

Lounge:

Recessed tiled fireplace housing a cast iron multi fuel stove with solid oak mantle over, wood effect laminate flooring, panelled radiator, Upvc wood effect double glazed window to the front elevation.

Double glazed sliding door opens in to the conservatory.

Conservatory:

Dwarf wall with Upvc double glazed windows and polycarbonate roof. Upvc double glazed door opens to the garden.

Open Plan Kitchen/ Diner & Family Room:

Modern kitchen housing a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral fridge/ freezer, space for range cooker with stainless steel extractor hood over, integral dishwasher, two panelled radiator, wood effect laminate flooring, tiled splashback, Upvc double glazed window to the front and rear elevation, Upvc double glazed French door open to the rear garden.

Door into utility room.

Utility Room:

Housing a range of wall and base units with roll top work surfaces, void and plumbing for washing machine, Upvc double glazed window to the rear elevation, Upvc double glazed door opens to the rear garden.

Door into garage.

First Floor Accommodation:

Landing:

Loft access, built-in airing cupboard, doors into:

Bedroom One:

Two Upvc double glazed windows to the front elevation, panelled radiator.

Door into:

En-Suite Shower Room:

Modern three piece suite fitted in June 2022 comprising: Walk-in shower cubicle with wall mounted shower and glazed screen, low flush W.C., sink and vanity unit, heated towel rail.

Bedroom Two:

Panelled radiator, Upvc double glazed window to the front elevation.

Bedroom Three:

Panelled radiator, Upvc double glazed window to the rear elevation.

Bedroom Four:

Panelled radiator, built-in cupboard, Upvc double glazed window to the rear elevation.

Family Bathroom:

Modern white three piece suite comprising: Panelled bath with wall mounted shower, low flush W.C., pedestal sink unit and drainer with taps over, tiled splashback, radiator, Upvc double glazed frosted window to the rear elevation.

Outside:

Tarmacadam driveway to the front provides 'Off Road' parking and leads to an attached garage. To the front of the property you will find an open plan lawn garden. Wooden gate to the side, leads to the rear.

To the rear you will find an Indian stone patio/ seating area with steps up to a lawn garden which leads on to a further patio/ seating area. The garden is bound by panelled fencing and trees.

Garage:

Up and over door, light and power. Internal access door in to the utility room.

Council Tax Band F

We Can Help!

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION

FREE VALUATION - Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

