

William Gleave Buckley
75 High Street
Holywell, CH8 7TF

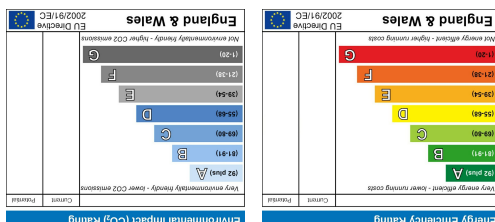
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

T: 01352 714141
E: holywell@gestateagents.co.uk

T: 01745 336 699
E: rhyll@gestateagents.co.uk

T: 01492 873 854
E: landudno@gestateagents.co.uk



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.

<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Floor 0</p>	
<p>(1) Excluding balconies and terraces.</p>	<p>Floor -1</p>	
<p>Approximate total area (1)</p> <p>2213.00 ft² 205.59 m²</p>		



HEOL TYWYSOG, PENTRE HALKYN
Offers Over £385,000



PANORAMIC VIEWS | SPACIOUS FAMILY PROPERTY. This Four Bedroom Detached House offers spacious living accommodation and is set in an elevated position with Panoramic Views over towards the Dee estuary, Wirral, Liverpool and Irish sea.

in brief, the accommodation comprises: Entrance Porch, W.C./ Wash Room, Lounge/ Dining Room, Kitchen, Rear Porch, Master Bedroom with En-suite Shower Room, Three Further Bedrooms, Family Four Piece Bathroom, Store Room which could be used as an Office or Games Room, Utility Room and an Integral Garage.

Driveway to the front providing 'Off Road' parking which leads to an integral garage. Tiered lawn garden with steps up to the front door. To the rear you will find a paved patio/ seating area with steps up to a lawn garden with trees and bushes. There is a paved patio area to the side. The garden is bound by hedging and fencing.

Accommodation Comprises:

Steps upto, Upvc double glazed frosted and decorative door with double glazed frosted side unit, opens into:

Enclosed Porch:

Wood panelled ceiling, wooden door opens into:

'L' Shape Entrance Hallway:

Double panelled radiator, wood effect laminate flooring, built-in storage cupboard, coved and textured ceiling, smoke alarm, wall mounted heating thermostat, doors into W.C./ Wash Room, lounge/ dining room, kitchen, bedrooms and bathroom.

Door opens giving access to a staircase which leads down to the lower level accommodation which includes the utility room, storage room and integral garage.

W.C./ Wash Room:

Two piece suite comprising: Low flush W.C., sink and vanity unit with taps over, built-in storage cupboard, panelled radiator, tiled floor, tiled splashback, Upvc double glazed frosted window to the front elevation.

Lounge/ Dining Room:

32'1" x 15'5" (9.8m x 4.7m)
Vaulted ceiling, two panelled radiators, gas living flame fire with marble hearth and matching surround, dual aspect Upvc double glazed windows to both sides and Upvc double glazed window to the front elevation with panoramic views over towards the Dee estuary, Wirral, Liverpool and Irish sea.

Kitchen:

16'0" x 10'0" (4.9m x 3.05m)
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 taps over, built-in electric oven integral four ring electric hob with extractor hood over, wood panelled vaulted ceiling, tiled splashback, tiled floor, Upvc double glazed window to the side and rear elevation, heated towel rail, built-in storage cupboard, integral dishwasher, Door into rear porch.

Rear Porch:

Upvc double glazed units with polycarbonate roof, Upvc double glazed door opens to the rear garden.

Bedroom One:

15'1" x 14'9" (4.6m x 4.52m)
Wood effect laminate flooring, Upvc double glazed window to the side and rear elevation, single panelled radiator, built-in wardrobes with mirrored sliding doors. Door into:

En-suite:

Low flush W.C., wall mounted sink with taps over, wall mounted shower with wet room flooring, partially tiled walls, panelled radiator, Upvc double glazed frosted window to the rear elevation.

Bedroom Two:

15'1" x 9'10" (4.6m x 3m)
A range of fitted wardrobes with hanging rail and shelving with overhead storage, panelled radiator, Upvc double glazed window to the rear elevation.

Bedroom Three:

14'2" x 8'5" maximum overall measurement (4.32m x 2.57m maximum overall measurement)
Panelled radiator, Upvc double glazed window to the front elevation with views over towards the Dee estuary, Wirral, Liverpool and Irish sea.

Bedroom Four:

10'7" x 9'6" (3.25m x 2.92m)
Panelled radiator, Upvc double glazed window to the front elevation views over towards the Dee estuary, Wirral, Liverpool and Irish sea.

Bathroom:

Four piece suite comprising: Corner shower cubicle with wall mounted shower and glazed screen, low flush W.C., panelled bath with mixer tap and shower attachment over, sink and vanity unit with taps over, fully tiled walls and floor, Upvc double glazed frosted window to the rear elevation.

Lower Level Accommodation:

Store Room:

14'2" x 8'11" (4.34m x 2.74m)
Would make an ideal office/ games room. Currently used as a storage room.

Radiator and window to the side.

Utility Room:

14'2" x 8'11" (4.34m x 2.74m)
Void and plumbing for washing machine, space for chest freezer, wall mounted gas boiler, sink unit with taps over, panelled radiator, frosted glazed window to the side elevation, door into garage.

Integral Garage:

20'8" x 14'4" (6.32m x 4.37m)
Power and light, electric up and over door and window to the side elevation.

Outside:

Driveway to the front providing 'Off Road' parking which leads to an integral garage. Tiered lawn garden with steps up to the front door. To the rear you will find a paved patio/ seating area with steps up to a lawn garden with trees and bushes. There is a paved patio area to the side. The garden is bound by hedging and fencing.

Council Tax Band G

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

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!

