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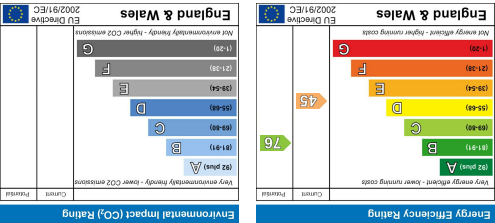
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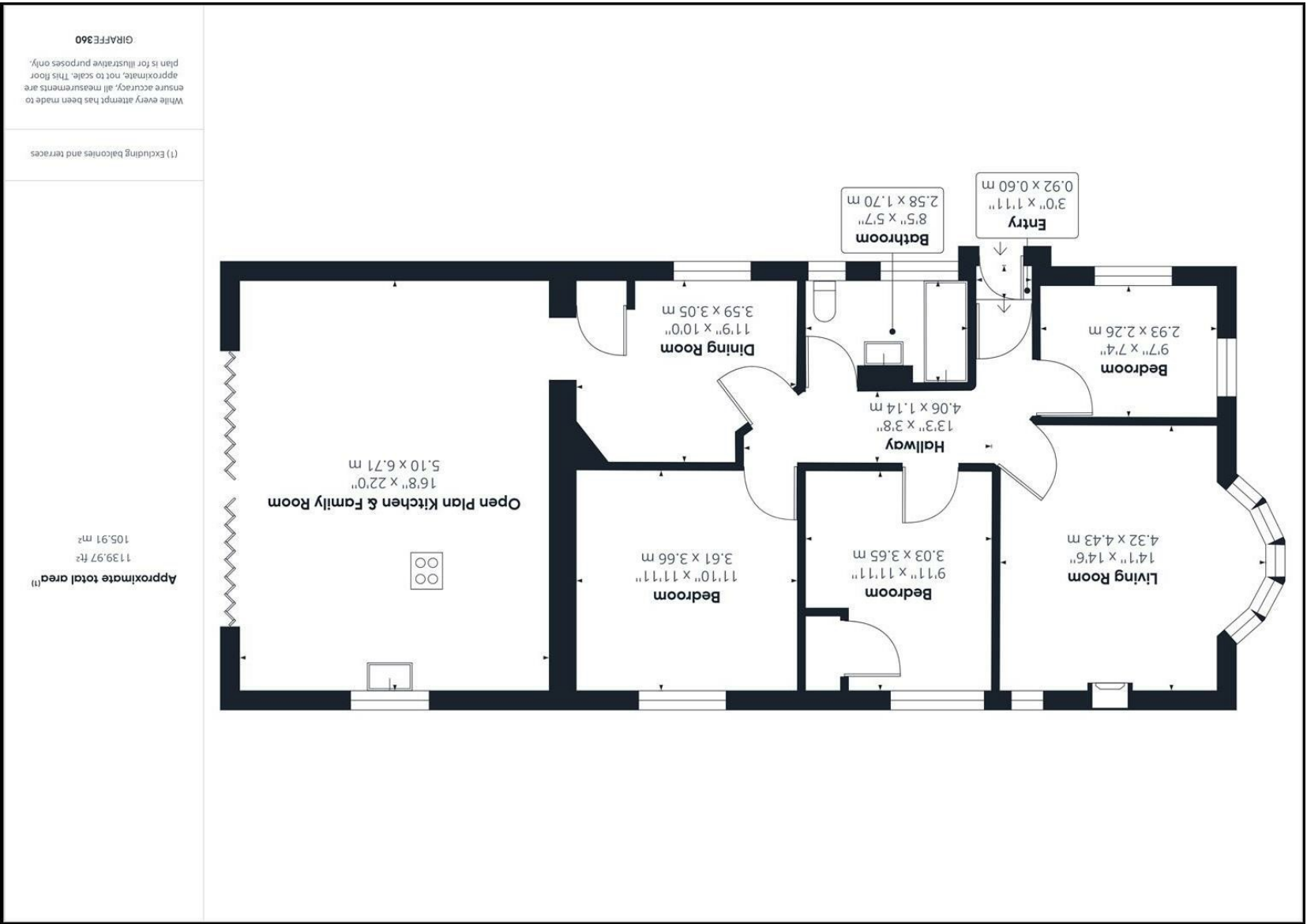
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BABELL ROAD, PANTASAPH

£350,000



SET IN APPROX 0.19 ACRE PLOT | EXTENDED BUNGALOW | VIEWS OVER OPEN FARMLAND. This Three Bedroom Detached Bungalow has recently been extended to the rear and is situated in the sought after village of Pantasaph.

Set in grounds of approximately 0.19 acres, with views over surrounding farm land, Bryn Teifion is the perfect family home, offering a semi-rural setting but within short distance of neighbouring towns with good access links to the A55 and major road networks.

In brief, accommodation comprises: Porch, 'L' Shape Entrance Hall, Lounge with Bay Window and Cast Iron Multi Fuel Stove, Open Plan Kitchen & Family Room, Dining Area, Three Bedrooms and a Bathroom.

The property is accessed via a white wrought iron gate with matching fencing, which opens on to a good size tarmacadam driveway providing 'Off Road' parking with block paved borders and a low maintenance slate garden with a range of shrubs. The rear garden can be accessed from both sides of the bungalow and comprises a gravelled seating area which gives access to a detached garage and adjoining storage shed. There is a good size lawn garden bound by fencing and hedging with an Indian stone patio/ seating area to the rear of the garden with a view over open farm land.

The property benefits from Upvc Double Glazing (Triple glazed in lounge bay window) and Bulk LPG.

Accommodation Comprises:

Grey Upvc door with double glazed unit, opens into:

Porch:

Tiled floor, step up to, Upvc door with double glazed unit opens into:

'L' Shape Entrance Hall:

Tiled flooring, loft access, recessed down lights, smoke alarm, picture rail, double panelled radiator, wall mounted heating thermostat. Doors into:

Lounge:

Recessed fire with a cast iron multi fuel stove set on a tiled hearth with wooden mantle over, textured ceiling, picture rail, two double panelled radiator, Upvc double glazed window to the side elevation, Upvc triple glazed bay window to the front elevation with a view over woodland and farmland.

Dining Area:

Built-in storage cupboard housing a Ideal Logic Plus Combi C30 bulk LPG boiler, tiled floor, picture rail, P.I.R sensor, single panelled radiator, Upvc double glazed window to the side elevation. Opens into:

Open Plan Kitchen & Family Room:

Open plan kitchen and family room, housing a range of bespoke wall and base units with granite worktops and two glazed display units, twin Belfast style sinks with taps over, built-in Neff double oven and grill, Neff induction hob with extractor fan, built-in fridge and fridge, integral dishwasher, built-in washing machine, integral bin and recycling storage, breakfast bar, bottle rack, two velux windows, P.I.R sensor, smoke alarm, tiled floor with under floor heating, recessed down lights, bi-fold double glazed doors which open out to the rear garden.

Bedroom One:

Upvc double glazed window to the side elevation, single panelled radiator, P.I.R sensor, picture rail, textured and coved ceiling, ceiling rose.

Bedroom Two:

Upvc double glazed window to the side elevation, double panelled radiator, P.I.R Sensor, smoke alarm, rail, Upvc double glazed window to the side elevation.

Built-in cupboard with Upvc double glazed window to the side elevation, housing the electric meter and fuse box.

Bedroom Three:

Picture rail, double panelled radiator, P.I.R sensor, textured ceiling, Upvc double glazed diamond shape window to the front elevation, Upvc double glazed window to the side elevation with views over open farm land.

Bathroom:

Modern white three piece comprising: 'P' shape bath with mixer tap and wall mounted rain shower with separate hand attachment, wall mounted sink and vanity unit with mixer tap over, low flush W.C., double panelled radiator, tiled floor, partially tiled walls, extractor fan, recessed down lights, two Upvc double glazed window to the side elevation with views over towards surrounding farm land.

Outside:

The property is accessed via a white wrought iron gate with matching fencing, which opens on to a good size tarmacadam driveway providing 'Off Road' parking with block paved borders and a low maintenance slate garden with a range of shrubs. The rear garden can be accessed from both sides of the bungalow and comprises a gravelled seating area which gives access to a detached garage and adjoining storage shed. There is a good size lawn garden bound by fencing and hedging with an Indian stone patio/ seating area to the rear of the garden with a view over open farm land.

Council Tax Band E

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!

