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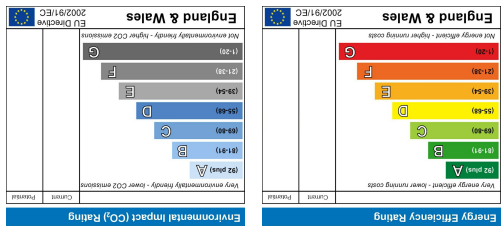
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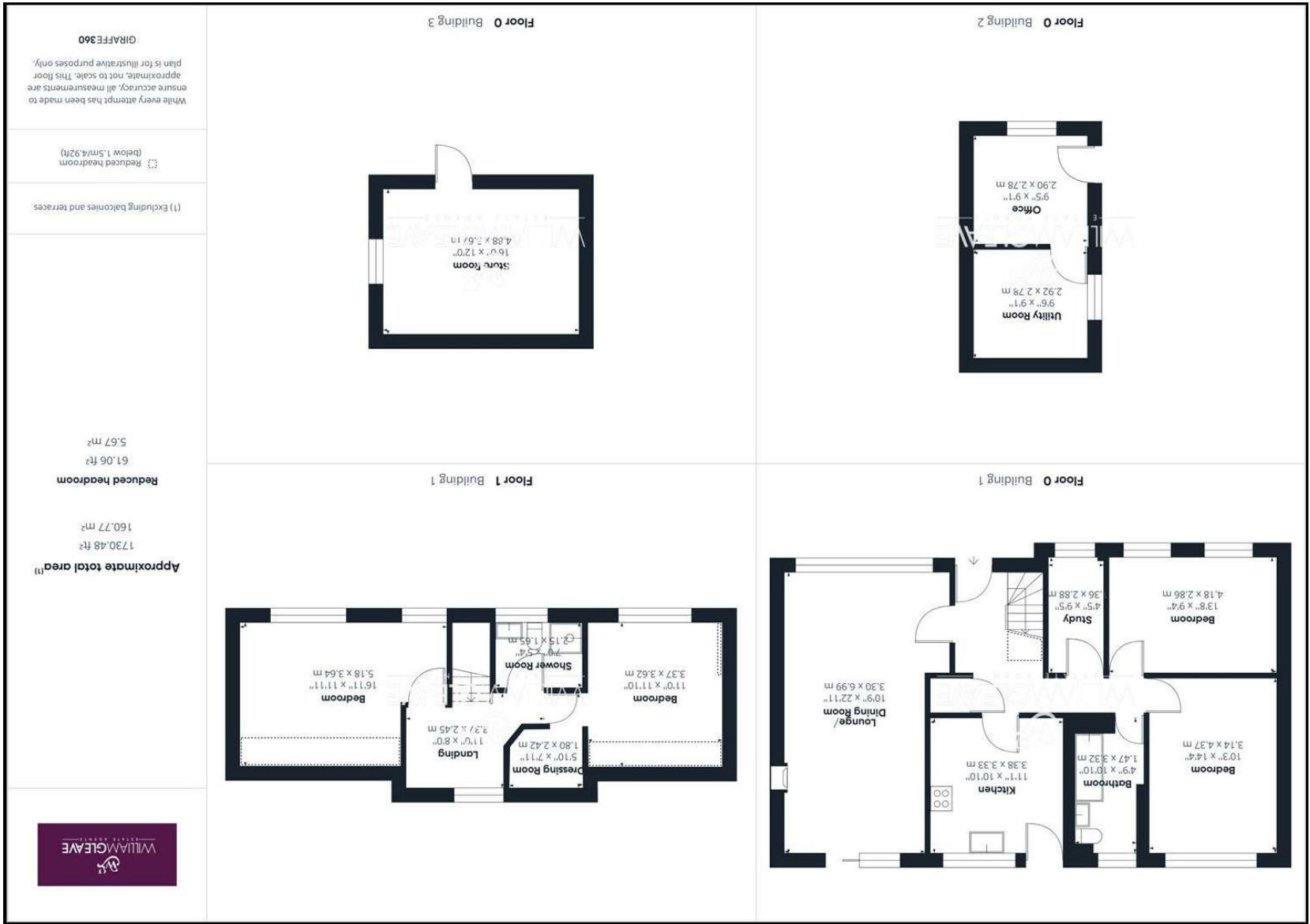
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PISTYLL, HOLYWELL

£294,500



NO ONWARD CHAIN | FOUR DOUBLE BEDROOMS | TWO BATHROOMS | VIEWS TOWARDS THE DEE ESTUARY AND BEYOND. This Four Double Bedroom Detached Property is the perfect family home offering good size accommodation throughout with views towards the Dee estuary and beyond.

In brief, accommodation comprises: Entrance Hallway, Lounge/ Dining Room, Kitchen, Two Ground Floor Bedrooms, Study and a Bathroom. To the first floor you will find Two further double bedrooms, one of which has a walk-in dressing room, and Shower Room.

Dwarf stone wall to the front with a block paved driveway which extends to the side of the house providing ample 'Off Road' parking for at least four cars with a lawn garden to the front. To the rear you will find a paved patio/ seating area which gives access to the external utility room and office/ store room. Steps lead up to a good size lawn garden with greenhouse and large storage unit measuring 16' x 12' which would make an ideal workshop but also offers fantastic storage space with a ceiling height of approximately 16'. The garden is bound by hedging and fencing.

Accommodation Comprises:

Step upto, double glazed frosted door, opens into:

Entrance Hallway:

Turned staircase leads up to the first floor accommodation, built-in storage cupboard, built-in cupboard housing electric meter and fuse box, panelled radiator, doors into:

Lounge/ Dining Room:

Cast iron multi fuel stove (not included in the sale) with hearth, two double panelled radiators, wall lights, coved ceiling, Upvc double glazed window to the front elevation, Upvc double glazed sliding doors open to the rear patio area.

Kitchen:

Housing a range of wall and base units with roll top work surfaces, one and a half bowl sink unit and drainer with mixer tap over, space for range cooker with extractor hood over, cupboard housing gas combi boiler, space for fridge/ freezer, tiled splashback, tiled floor, Upvc double glazed window to the rear elevation, Upvc door with double glazed unit opens to the rear patio area.

Study:

Currently used as a study with full length of book cases to one wall. Upvc double glazed window to the front elevation.

Ground Floor Bedroom One:

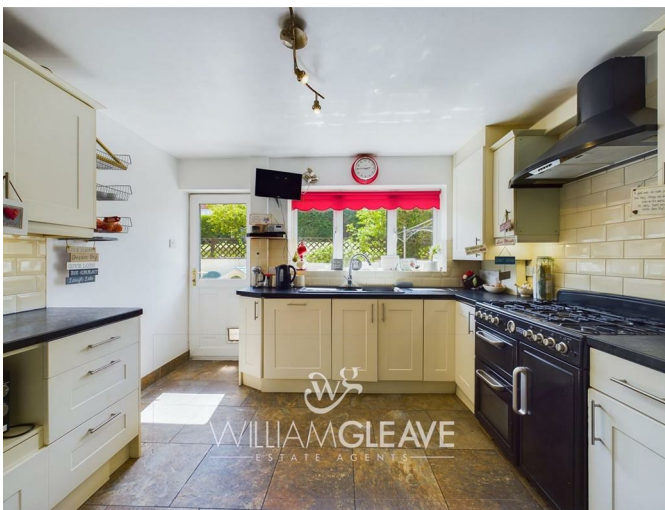
Currently housing a super king size bed with Upvc double glazed window to the rear elevation and panelled radiator.

Ground Floor Bedroom Two:

Panelled radiator, two Upvc double glazed windows to the front elevation.

Ground Floor Bathroom:

Three piece suite comprising: Panelled bath with mixer tap over and wall mounted mains shower and glazed screen, pedestal sink, low flush W.C., heated chrome towel rail, partially tiled walls, tiled floor, Upvc double glazed frosted window to the rear elevation.



First Floor Accommodation:

Landing:

Upvc double glazed window to the rear elevation over looking the garden. Doors into:

First Floor Bedroom Three:

Panelled radiator, Upvc double glazed window to the front elevation with views towards the Dee estuary and beyond, opens into:

Dressing Room:

walk-in dressing room with light and power.

First Floor Bedroom Four:

Panelled radiator, two Upvc double glazed window to the front elevation with views towards the Dee estuary and beyond

Shower Room:

Three piece suite comprising: Shower cubicle with wall mounted electric shower and glazed screen, low flush W.C., pedestal sink with taps over, panelled radiator, vinyl flooring, partially tiled walls, Upvc double glazed frosted window to the front elevation.

Outside:

Dwarf stone wall to the front with a block paved driveway which extends to the side of the house providing ample 'Off Road' parking for at least four cars with a lawn garden to the front. To the rear you will find a paved patio/ seating area which gives access to the external utility room and office/ store room. Steps lead up to a good size lawn garden with greenhouse and large storage unit, bound by hedging and fencing.

External Utility Room & Office/ Store Room:

Wooden door opens into:

Office/ Store Room: Previously used as an external office with glazed window to the front. Light and power. Door opens into:

Utility Area: Housing a range of wall and base units with void and plumbing for washing machine and tumble dryer. Light and power. Glazed window to the side elevation.

Large Storage Unit:

Timber storage unit.

Council Tax Band D

We Can Help!

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Holywell, Deeside, Buckley, Rhyl and Llandudno. 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!

