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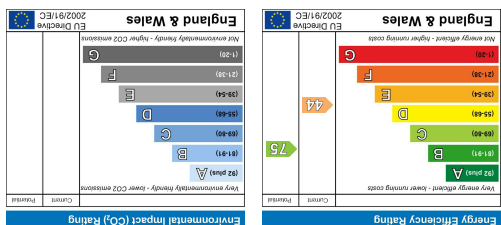
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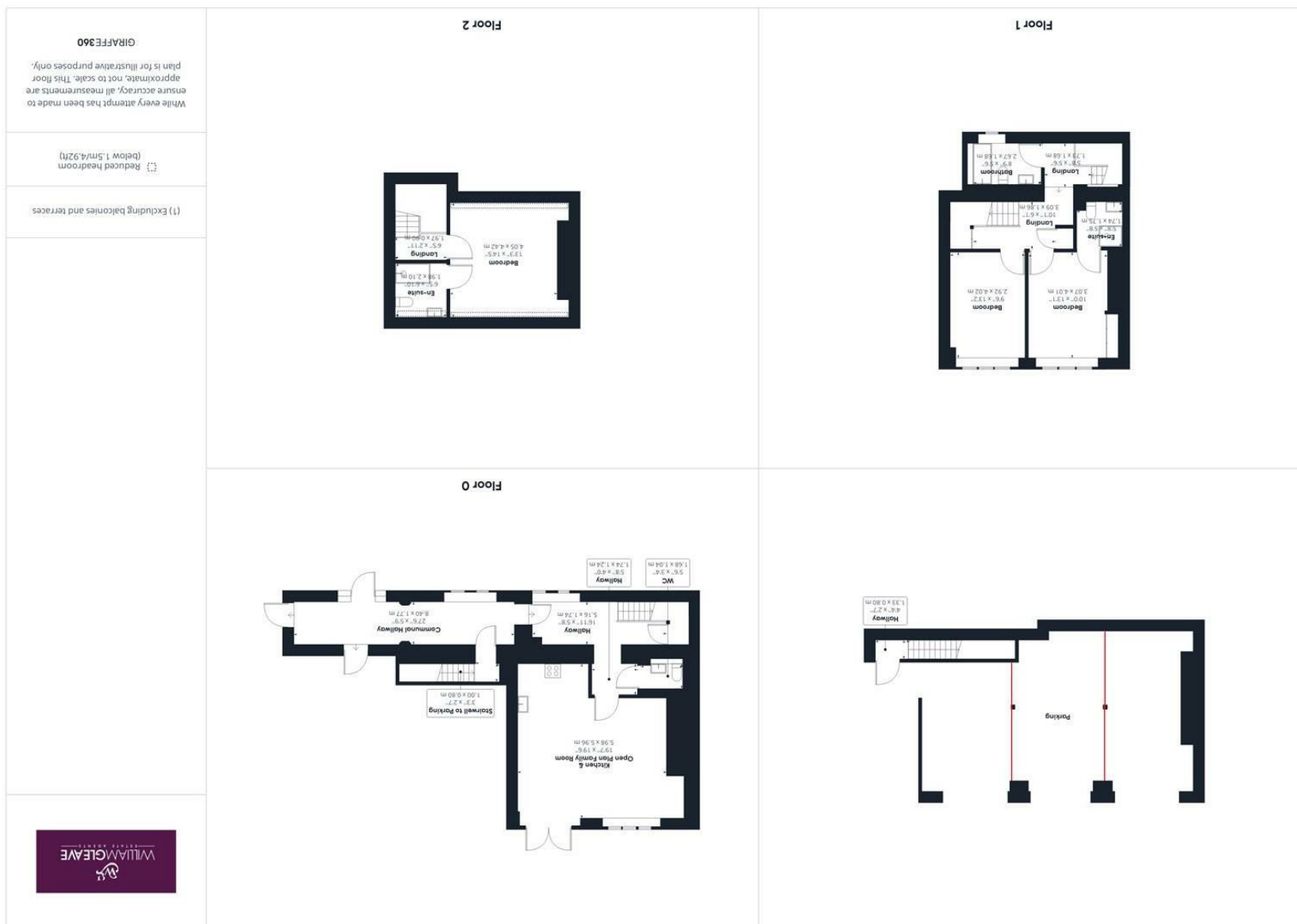
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**MONASTERY ROAD, PANTASAPH**

**£275,000**



**NO ONWARD CHAIN | IMMACULATELY PRESENTED TOWN HOUSE | THREE STOREY | THREE DOUBLE BEDROOMS.** This immaculately presented three storey town house is located in the central wing of a converted former Convent, having access to both the front and rear courtyards of the development together with views over to the Clwydian range to the rear.

The property combines modern interior design throughout with the outer shell of an historic building and is complete with many features such as beautiful high coved ceilings and inset arched windows.

In brief the property comprises: Reception Hallway, Downstairs W.C, Open Plan Kitchen & Family Room. To the first floor you will find Two Double Bedrooms, one of which having an En-suite Shower Room and the Family Bathroom. To the second floor you will find the Master bedroom with En-suite Shower Room.

The property provides an undercroft car park with space for two vehicles and access via an internal secure stairwell to the front entrance. To the rear you will find a south facing sun terrace over the car parking area looking out onto the landscaped courtyard and beyond to views over the distant hills.

Other benefits of the property include double glazing, superfast broadband and a Gledhill Pulsacoil ECO 20 Thermal Store using Economy 7 off-peak electricity with additional on peak facility.

Situated in the village of Pantasaph you are a close drive to nearby towns such as Mold and Holywell where you will find an abundance of amenities and facilities as well as close access to the A55 for travelling purposes.

**NO ONWARD CHAIN**

**Communal Hallway:**

Steps up to a wooden and glazed door with buzzer intercom system which opens into communal hallway giving access to No's 4, 5 & 6 Monastery Road.

A door from the communal hallway, leads down to the undercroft private parking for two vehicles.

**Accommodation Comprises:**

Step up to, wooden door which opens into:

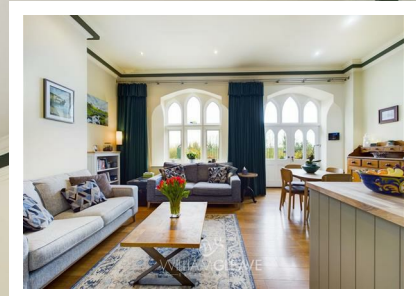
**Reception Hallway:**

Turned staircase rises to the first floor accommodation and provides an under stairs wrap-around storage cupboard, feature arched windows to the front elevation overlook the front courtyard entrance. Wall mounted electric storage heater with radiator cover, wall mounted electric fuse box, telephone point, tiled flooring, wall mounted intercom phone system and a high coved ceiling with fitted spotlights. Doors lead into:

**Downstairs W.C.:**

5'6" x 4'0" (1.68m x 1.24m)

Modern two piece suite comprises: low flush WC and a built-in vanity unit with recessed sink unit and mixer tap over. Wall mounted ladder style heated towel rail, tiled flooring, tiled walls to the dado height and high coved ceiling.



**Open Plan Kitchen & Family Room:**

20'4" x 19'7" (6.22m x 5.99m)

Beautifully presented and well designed space bringing all aspects of the room into one, as well as having the perfect amount of natural daylight pouring in via the double glazed arched window to the rear and the double glazed wooden patio doors with arched windows above opening onto the sun terrace.

A new (Dec 2022) modern kitchen is fitted with a wide range of soft-close wall, base and drawer units with walnut butcher-block worktops, inset stainless steel sink with mixer tap over and InSinkErator disposal below, new built-in eye-level double Zanussi electric and combi ovens with new Zanussi induction hob with extractor fan over, integral Bosch dishwasher and Bosch washing machine, and new American style fridge/freezer. Wine racks, splash back tiling and high coved ceiling.

To the dining room/lounge you will find a wall mounted electric storage heater, power sockets, aerial point, telephone point and wood effect laminate flooring throughout.

**First Floor Accommodation:**

**Landing:**

Staircase rises to the second floor accommodation with an under stairs storage cupboard housing the Eco 220 Thermal Store, further built-in airing cupboard with slatted shelving, power sockets, wall mounted electric storage heater with radiator cover and high coved ceiling. Doors leading into:

**Bedroom Two:**

13'0" x 10'0" (3.98m x 3.05m)

Immaculate double bedroom with feature arched windows to the rear elevation overlooking the courtyard and beyond. Wall mounted electric panel heater, high cove ceiling and floor to ceiling built in wardrobes. Door opens into:

**En-suite:**

5'8" x 5'8" (1.75m x 1.73m)

Three piece suite comprises: Fully tiled shower cubicle with wall mounted shower and glazed bifold door across, pedestal sink unit with mixer tap and splash back tiling and a low flush WC. Tiled flooring, heated chrome towel rail and high ceiling with extractor fan.

**Bedroom Three:**

12'11" x 9'5" (3.96m x 2.89m)

Double bedroom with feature arched windows to the rear elevation overlooking the rear courtyard and beyond. Wall mounted electric panel heater, power sockets and high coved ceiling.

**Second Floor Accommodation:**

**Landing:**

Velux window to the front elevation, power socket and fitted spotlights. Door into:

**Master Bedroom:**

14'4" x 13'1" (4.39m x 4.01m)

Well designed master suite having ample built-in wardrobes and chest of drawers to all sides and two Velux windows to the front and rear elevations allowing an abundance of natural light to flood the room. Wall mounted electric panel heater, wall mounted heating controls, power sockets and arched ceiling with fitted spotlights. Door opens into:

**En-suite Shower Room:**

6'9" x 6'5" (2.06m x 1.98m)

Modern three piece suite comprises: Fully tiled corner shower cubicle with shower over and glazed screen and door across, low flush WC and built-in vanity unit with recessed heated towel rail, tiled walls, tiled flooring with under floor heating, shaver sockets, fixed mirror with light, extractor fan, fitted spotlights and a double glazed Velux window to the rear elevation.

