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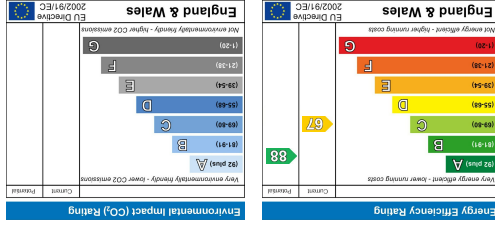
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**, TRE MOSTYN**  
**£775,000**





**UNIQUE THREE STOREY DETACHED HOUSE | FIVE BEDROOM | FOUR BATHROOM.**  
This Stunning Three Storey Five Bedroom Detached House is set in the semi-rural village of Tre-Mostyn and offers spacious family living accommodation throughout.

Individually designed by the current owner and built in 2008, the property has been well planned and beautifully finished throughout. This truly stunning property has over 3250 sq ft of family accommodation set over three floors and is a fine example of modern living in a rural setting, the property offers open plan living space and impressive glazing maximising the views and light, alongside the charm of a log burner and attractive limestone finish to the front. With reams of opportunity and versatility, this property is the perfect home for anyone from a professional family wanting to work from home, to a growing family in need of more space.

In brief, the accommodation comprises: Impressive Dining/ Hallway with glass and Oak spiral feature staircase, Lounge, Open Plan Kitchen & Family Room with central multi fuel stove, Utility Room, Downstairs W.C., Walk-in cloaks cupboard and a Ground Floor Office. To the first floor you will find a Galleried Landing which overlooks the Dining/ Hall with views over the rear garden. Doors off to the Master Bedroom with Walk-in Dressing Room and En-suite Bath/ Shower Room, Second Bedroom with En-suite Shower Room, Two Further Double Bedrooms and a Four Piece Family Bathroom Suite. A stairs case leads to the second floor accommodation with a landing giving access to the Fifth Bedroom/ Studio with three Cabrio balcony Velux windows and a Three Piece Shower Room.

Outside, amongst stunning, rolling countryside views and beautiful established tree lined gardens, there is ample parking space for several vehicles and a garage.

**Location:**

Tre-Mostyn is located in the county of Flintshire, on the outskirts of Whitford, 26 miles from Chester, 60 miles from Manchester and truly offers the best of both worlds with fantastic access for commuting but a quiet country feel. With picturesque country walks on your doorstep and amenities just a short drive away, it really is perfectly placed.

**Accommodation Comprises:**

Wooden door, opens into:

**Dining Hallway:**

19'6" x 13'5" (5.96m x 4.11m)

A beautiful reception hall opening out into the large dining area with a vaulted ceiling, floor to ceiling windows with bi folding doors built into a glass wall giving stunning views of the rear garden and countryside, spiral glass and Oak staircase leading to the first floor of the property, spot lights, power points, polished travertine natural stone flooring and Oak doors leading off.

**Cloak Room:**

Ample storage space for coats and boots and the hub for the underfloor heating is housed here.

**W.C.:**

Low flush w/c, pedestal sink, travertine natural stone flooring and a double glazed window over looking the front of the property.

**Lounge:**

22'2" x 13'7" (6.78m x 4.16m)

A gorgeous feature open fireplace which is waist height and within the recessed chimney, spot lights with dimmer controlled lights, thermostat for the under floor heating, TV outlet, double glazed French doors giving access to the rear garden, double glazed window over looking the front of the property, second Oak doors opening out into the dining hall, power points and Oak flooring.



**Open Plan Kitchen & Family Room:**

16'2" x 14'1" (4.95m x 4.31m)

Fully fitted kitchen with base units, drawers, polished granite worktops over with upstand, wall mounted units, island with breakfast bar with a wine rack and deep pan drawers, stainless steel integrated Bosch electric oven with microwave, a second integrated stainless steel Bosch electric oven, dual stainless steel sink with integrated worktop drainer, four ring ceramic hob, extractor fan over, tiled splash backs, integrated fridge, freezer and dishwasher, spot lights, power points, polished travertine natural stone flooring to kitchen area and a double glazed window over looking the front of the property. The kitchen is an open plan design - perfect for family living with the additional living space having a central freestanding log burner to the middle, wall mounted TV facility and outlet, spot lights, power points, Oak flooring, Oak doors opening out into the dining hall, utility room and study off and Oak French doors giving access to the rear garden. Ideal dining or living space.

**Office:**

9'4" x 8'11" (2.87m x 2.72m)

Double glazed window over looking the front of the property, ideal space for working from home having built in cupboards, drawers and desks, spot lights, power points, shelving for additional storage space and polished travertine natural stone flooring.

**Utility Room:**

9'4" x 8'11" (2.87 x 2.72)

Stable door giving access to the rear garden and an Oak door opening out into the integral garage, base units, drawers, worktops over, plumbing for washing machine, wall mounted extractor fan, circular stainless steel sink, oil fired central heating boiler, power points and slate tiled flooring. Internal door gives access to the integral garage. Door opens to the rear garden.

**First Floor Accommodation:**

**Galleried Landing:**

Stunning landing space with glass balustrade and glazed wall to the rear with open views of the dining hall below and the rear garden, spot lights, power points, Oak flooring and Oak doors opening out into the bedrooms and bathroom.

**Master Bedroom:**

16'4" x 10'10" (5.00m x 3.32m)

Large master bedroom with vaulted beamed ceilings and apex window with Juliet balcony featuring views over the rear garden and across the countryside beyond, power points, TV outlet, airing cupboard housing the hot water cylinder and under floor heating controls. Opens into:

**Walk-in Dressing Room:**

Built in triple wardrobes and sliding mirrored doors either side, shelving, drawers, spot lights and a Velux window letting in additional light. Door into:

**En-Suite Bath & Shower Room:**

9'6" x 8'11" (2.92m x 2.72m)

Four piece suite comprising: Gorgeous pebble shaped free standing bath, matching shaped wall mounted sink, low flush soft close w/c, large walk through shower and wet area with over head rain shower and separate hand held shower head, spot lights with dimmer control, extractor fan, Velux window, polished granite tiled flooring and lighter coloured tiling on the walls.

**Bedroom Two:**

16'3" x 8'9" (4.97m x 2.69m)

Double glazed window over looking the front of the property, dimmer lighting, TV outlet, power points and carpeted flooring. Door into:

**En-suite Shower Room:**

9'3" x 6'9" (2.82m x 2.08m)

Three piece suite comprising: Low flush w/c, pedestal sink, large walk-in shower tiled with large light coloured tiles, extractor fan, spot lights and fully tiled flooring.

**Bedroom Three:**

13'7" x 12'0" (4.16m x 3.68m)

Double glazed window over looking the rear of the property enjoying views of the garden and countryside, TV outlet, power points, dimmer lighting and carpeted flooring.

