



CAE GLAS, Marian, Trelawnyd, Flintshire, LL18 6EB

PETER LARGE
The Plum Collection



CAE GLAS
MARIAN
TRELAWNYD
FLINTSHIRE
LL18 6EB

A stunning detached four bedroom country residence situated in an idyllic location surrounded by breathtaking countryside.

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DESCRIPTION This stunning detached four bedroom country residence is situated in an idyllic location surrounded by breathtaking countryside. It has been lovingly maintained and extended by the current owner and is presented to a high standard throughout with a neutral colour scheme, having a large lounge/diner, sitting room, extensive fitted kitchen with by-fold doors taking full advantage of the stunning views. A useful utility room with cloak room and en-suite to the master bedroom. Standing in lawn gardens with a stone Outbuilding (**which has approved planning for development**) and extensive driveway with double garage. The A55 expressway and main town of Prestatyn with its retail park and busy High Street are both only a few minutes drive away. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award winning beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

Timber and glazed Entrance Door into

ENTRANCE PORCH With mat well, timber effect flooring, vaulted ceiling with inset spotlighting, timber and glazed door into

KITCHEN Having an extensive range of base cupboards, drawers and matching wall units with a painted finish in 'Portland Stone' with granite worktop, a feature Island incorporating breakfast bar with cupboards beneath, built-in electric oven, four ring induction hob with concealed extractor hood over, single drainer sink unit with mixer tap over, 'Aga' cooking range with display mantel over, inset spotlighting, power points, vertical radiator, window to the front elevation and by-folding doors to the rear garden with stunning views over the surrounding countryside.

UTILITY ROOM With grey fronted storage cupboards and drawers, stainless steel sink set into a granite worktop, plumbing for automatic washing machine, space for tumble dryer and 'American' style fridge freezer, power points, outlook over the front and rear elevations, continuation of the wood effect flooring, cupboard housing the oil fired boiler serving the domestic hot water and heating system with worktop surface over, inset spotlighting and access to:-

CLOAKROOM With a low flush w.c., wash hand basin set into vanity unit, heated towel rail, wood effect flooring and window to front elevation.

Accessed from the Kitchen;-

SITTING ROOM Having 'French' doors giving access to the rear patio seating area with breathtaking panoramic views over adjoining countryside, a Maple parquet wood block floor, coved ceiling, painted beam, radiator with cover, double glazed window to front elevation and power points. Feature archway into:-

LOUNGE/DINER To the Dining area there is an exposed painted beam, fitted cupboards with open display shelving to recess, radiator with cover, coved ceiling, power points and a double glazed window with deep sill to the front elevation.

To the Lounge area is a wood burning stove set into a natural stone surround and hearth, enjoying an outlook and access to the rear patio with views over adjoining countryside, coved ceiling, two double panelled radiators and power points.

Open tread staircase from the Kitchen to the First Floor Accommodation and Landing with windows to the front elevation, radiator with cover, inset spotlighting and coved ceiling.

MASTER BEDROOM With dual aspect windows enjoying panoramic views towards the Snowdonia Range, coved ceiling, inset spotlighting to part, a range of built-in wardrobes with hanging rail and shelving.

ENSUITE Having a purpose built walk-in tiled shower with glass screen, rainfall shower head and additional shower attachment, w.c., wash hand basin set into vanity unit with counter surface, complimentary tiled floor, inset spotlighting, heated towel rail, window to side with deep sill. built-in linen storage cupboard with shelving.

BEDROOM TWO Enjoying a dual aspect with stunning views over open countryside, radiator, power points and coved ceiling.

BEDROOM THREE Enjoying an outlook over the rear with views over country side, power points and radiator.

BEDROOM FOUR With a fitted triple wardrobe and top box storage, outlook over the front, radiator, coved ceiling and power points.

FAMILY BATHROOM Having a four piece suite in white comprising tiled panelled bath with central mixer tap, shower cubicle with PVC panelled walls, pedestal wash hand basin, low flush w.c., tiled walls, chrome heated towel rail, wood effect flooring, window to the rear and cupboard housing the factory lagged water cylinder.

OUTSIDE The property is accessed via a five bar gate onto an extensive block paved driveway providing off road parking for several vehicles which leads to a DETACHED DOUBLE GARAGE with power and light installed. The oil storage tank is enclosed with timber fencing. A stone built OUTBUILDING divided into two storage rooms and a sliding patio door into a GARDEN ROOM with laminate flooring (**which has approved planning for development**). Pathways lead to the rear having an extensive paved patio area with an established lavender border and further border with low bearing evergreens, having an extensive lawn adjoining bounded by established hedging and trees.

DIRECTIONS From Dyserth proceed through the village of Trelawnyd and just before the petrol station turn left and immediately left again, continue for a short distance and the property will be seen on the left hand side.

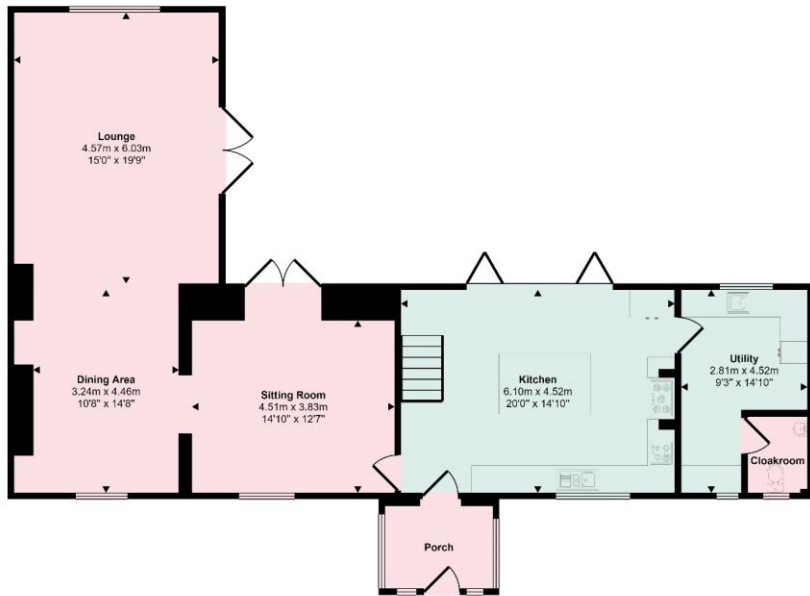
SERVICES Mains electric are believed available or connected to the property with oil fired heating, water meter and drainage by way of septic tank. All services and appliances are not tested by the Selling Agent.

COUNCIL TAX BAND – G EPC – E

TENURE – FREEHOLD

FLINTSHIRE COUNTY COUNCIL

Approx Gross Internal Area
214 sq m / 2303 sq ft



Ground Floor
Approx 112 sq m / 1204 sq ft



First Floor
Approx 102 sq m / 1099 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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