



PENTRE BACH, Marian, Trelawnyd, Flintshire, LL18 6EB

PETER LARGE
The Plum Collection



PENTRE BACH
MARIAN
TRELAUNYD
FLINTSHIRE
LL18 6EB

This stunning detached country residence is situated in an area of outstanding natural beauty and stands in wrap around gardens with paddocks extending to approximately seven acres.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
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Residential

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DESCRIPTION

This stunning detached country residence is situated in an area of outstanding natural beauty surrounded by breath taking, far reaching countryside views. It has been lovingly maintained by the current owner and is presented to a high standard throughout with spacious reception rooms enjoying feature stone fire surrounds, decorated to a neutral colour scheme. Having an extensive open plan kitchen with snug and sun lounge/dining area, bi-folding doors lead out onto an adjoining patio ideal for alfresco dining and entertaining. It also has the modern refinements of a utility room, cloak room and useful basement storage. With six double bedrooms, two of which enjoy an en-suite facility with two bathrooms located over the first and second floors.

This property stands in wrap around gardens with paddocks extending to approximately seven acres ideal for equestrian use with extensive driveway, a detached Double Garage with room over and a substantial Outbuilding.

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.

OPEN STORM PORCH

With quarry tiled floor, Oak Entrance door with glazed side panels into:

RECEPTION HALL

With cornice ceiling, stone tiled floor, useful storage cupboard, part panelled walls with concealed access to the basement room.

MUSIC ROOM / SECOND SITTING ROOM

Having a feature stone fire surround housing a wood burning stove, cornice ceiling, bay windows to front and rear elevations, oak flooring to part and power points. Glazed double doors into:-

SITTING ROOM

Having feature open fireplace with stone surround on a slate hearth, cornice ceiling, inset spotlighting, fitted cupboards with open shelving and media unit to recess, feature floor to ceiling arched windows to the front elevation, oak flooring, power points, modern vertical radiator, further radiator with cover, and a double glazed hardwood framed window allowing in natural light.

EXTENSIVE KITCHEN WITH FAMILY AREA

Having an extensive range of white fronted cupboards and drawers with marble worktop surface over, feature central island incorporating breakfast bar with induction hob set into marble worktop with additional oval oak worktop with storage beneath. Built-in electric oven, two integrated dishwashers with matching front décor panels, one and a quarter bowl Belfast sink with mixer tap over, cooking Aga set into recess, American style refrigerator, inset spotlighting, tiled floor with underfloor heating and bi-folding doors give access and outlook onto to the side patio ideal for alfresco dining. Step down to:

SNUG

Having a feature stone surround housing a gas fire on a marble hearth, fitted media unit with cupboards to recess, inset spotlighting, exposed ceiling beams, double glazed sash windows giving an outlook over the rear garden.

SUN LOUNGE / DINING AREA

Accessed from the kitchen: Having a stone floor with underfloor heating, power points, exposed timber ceiling, double glazed oak framed windows enjoying an outlook and access to rear garden.

UTILITY ROOM

With a continuation of the white fronted units, marble worktop, one and a quarter inset sink with mixer tap over, continuation of the tiled floor, power points, outlook over the front elevation and a Oak stable style door gives access to:

PORCH

Having a fitted seat with coat hooks and open shelving, tiled floor, outlook and access to the side elevation.

From the Reception Hall a Oak stairs rises up to the First Floor Accommodation and :-

LANDING WITH SEATING AREA

Having a dual aspect over the front and rear elevation, power points and radiator with cover.

MASTER SUITE

Enjoying an outlook over the rear and side elevation with stunning far reaching views over rolling countryside, cornice ceiling, inset spotlights, his and hers walk-in wardrobes with hanging rails and shelving, useful airing cupboard with shelving.

MASTER ENSUITE

Having a walk-in double shower with rainfall shower head and glass screen, low flush w.c., feature oval wash hand basin set into vanity unit with storage, open shelving and fixed mirror, inset spotlighting, tiled walls, complementary floor tiles, chrome heated towel rail, loft access point and a double glazed window.

BEDROOM TWO

With radiator, power points, Velux style windows enjoying magnificent views over countryside, walk-in wardrobes with hanging rail and shelving.

ENSUITE

Having a shower cubicle with rainfall shower head and glass screen, low flush w.c., circular wash hand basin set into vanity unit, Velux style window, part tiled walls, chrome heated towel rail and timber flooring.

BEDROOM THREE

With inset spotlighting, wooden flooring, coved ceiling, radiator and double glazed sash window overlooking the rear enjoying the superb panoramic views over the adjoining countryside.

BEDROOM FOUR

With a built-in wardrobe, feature archway with open shelving, dado rail, radiator, inset spotlighting and window overlooking the front elevation.

FAMILY BATHROOM

Having a four piece suite comprising panelled Jacuzzi bath with mixer tap and shower attachment, purpose built-shower cubicle, low flush w.c., wash hand basin set into marble worktop with storage beneath, fitted mirror and open shelving, inset spotlighting, part tiled walls, complementary floor tiles and windows overlooking the front elevation.

Staircase leads to the **SECOND FLOOR ACCOMODATION** and **LANDING/STUDY AREA** with two Velux style windows, radiator, storage cupboard with shelving, power points and inset spotlighting.

SECOND BATHROOM

Having a shower with rainfall showerhead and glass screen, radiator, low flush w.c., his and hers wash hand basins set into vanity unit, inset spotlighting and tiled floor.

BEDROOM FIVE

Having a range of fitted wardrobes, inset spotlighting, Velux window, radiator and power points.

BEDROOM SIX

Having fitted wardrobes with mirrored fronted sliding doors, inset spotlighting, power points, radiator and Velux style window enjoying the superb views over open countryside.

OUTSIDE

The property is approached over an extensive driveway providing ample off road parking for several vehicles with a **DETACHED DOUBLE GARAGE** with a remote control door, having an attached STORE & W.C. with an outside stair giving access to a **HOME OFFICE/GYM**. The property stands in wrap around lawned gardens are enclosed by stone walling and hedging with paved patios ideal for alfresco dining and entertaining. There is a substantial **OUTBUILDING** housing the oil fired boiler serving the domestic hot water and heating system. The adjoining paddocks extend to approximately seven acres and are ideal for equestrian use.

SERVICES

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

DIRECTIONS

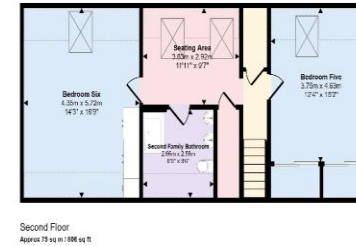
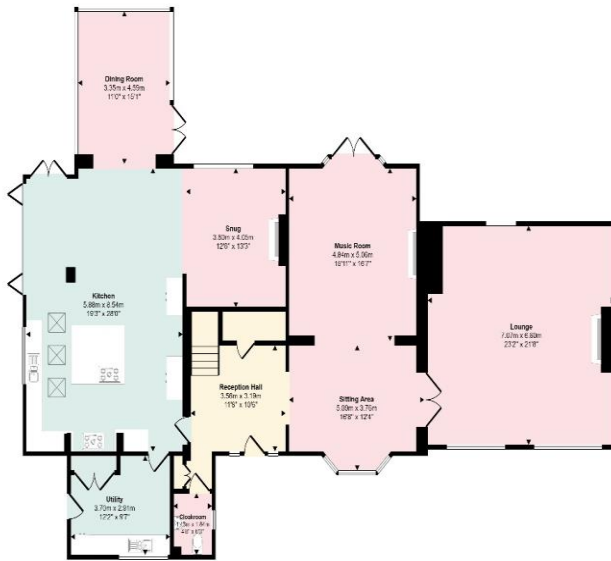
From the Prestatyn office turn left and continue along Meliden Road, through the village of Meliden turning left into Dyserth proceed along Waterfall Road to the traffic lights, turn left onto the High Street and continue out of the village towards Trelawnyd. Just before the Petrol Station turn right and the property will be found on the right hand side.

TENURE - Freehold

FLINTSHIRE COUNTY COUNCIL – TAX BAND - H

EPC – D

Approx Gross Internal Area
460 sq m / 5254 sq ft



This floorplan is only for illustrative purposes and is not to scale. Dimensions of rooms, areas, windows, and any other are approximate and to measure precisely a buyer must pay prior inspection or his solicitor. Items depicted on the floorplan are not to scale and are for illustrative purposes only and may not be seen from the road front. Please visit Easyspace.co.uk



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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