



Cymau Lane

Cymau, Flintshire, LL115EW

£585,000



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To the Front

The property is approached via double metal gates opening onto a gravelled driveway providing ample off road parking and access to double garages with two roller doors. Framed by mature hedging, a holly tree and a Laburnum tree, the approach offers a sense of privacy and charm. A solid oak canopy with a pitched tiled roof offers shelter to the front entrance.

Entrance Hallway

19'10" x 7'3" (6.05 x 2.21)

Accessed via Oak door with glazed side panels, the hallway boasts solid oak flooring. Features include oak architrave and skirting with a striking oak staircase with glass inserts rising to the first flooring, an oak radiator cover, double panelled radiator, telephone point, wall lights, and doors off to Bedroom one, Lounge, Dining Room, and Kitchen.

Dining / Sitting Room

12'7" x 11'10" (3.86m x 3.62m)

Accessed via double oak doors with decorative bevelled glass. Featuring a UPVC double glazed window to the front elevation, double panelled radiator, and modern access point for Sky broadband. Finished with solid oak flooring include oak architrave and skirting, dimmer light switch and power points. Oak door into the Kitchen.

Lounge

14'0" x 19'1" (4.27 x 5.82)

A spacious Lounge with two sets of UPVC double glazed french patio doors to the rear garden, flooding the room with natural light and showcasing the surrounding views. A stone fireplace houses a Clearview log burner on a quarry tiled hearth. Additional features include a side window, two radiators, wall and ceiling lighting, Television and telephone points, and carpeted flooring.

Kitchen/ Breakfast Room

11'0" x 22'4" (3.37 x 6.83)

A well appointed Open Plan Kitchen/Breakfast fitted with a comprehensive range of oak wall, drawer, and base units, finished in vanilla with granite worktops. Includes a 1.5 stainless steel sink with mixer tap, Range master double electric oven with 5-ring hob, extractor hood, and solid granite splash back. A central island with oak worktops offers additional storage. Integrated appliances include a Bosch dishwasher and fridge. Finished with porcelain tiled flooring, two radiators, inset lighting, USB points, UPVC windows to the rear, patio doors into the Conservatory, and breakfast dining area with countryside views.

Utility Room

5'6" x 2'5" (1.68 x 0.76)

Oak work top surfaces over, with a composite Blanco sink with boiling water tap, void and plumbing for a washing machine, and space for fridge/freezer. Finished with porcelain tiled flooring, radiator, spotlights, composite door to outside and oak internal door to the downstairs WC.

Cloak room

Porcelain tiled floor and fully tiled walls. WC, Wash hand basin in Vanity. Heated towel radiator.

Integral Garage

18'5" x 18'1" (5.63 x 5.52)

Spacious double integral garage with two separate roller doors, comprehensive range of fitted units utilised as utility area providing extensive storage with composite sink and mixer tap over, void and plumbing for washing machine, central heating 'Worcester' combination boiler, loft access with ladders, and USB charging points.

Conservatory

10'0" x 12'10" (3.07 x 3.93)

Accessed by the Breakfast room. Enjoying views over the landscaped garden, natural stone effect tiled flooring with underfloor heating. Features include wall lights, ceiling light, power points, TV point, skylight window, and double doors to the rear garden.

Bedroom One

15'9" x 11'3" (4.82 x 3.45)

A spacious principal double bedroom offering a dedicated dressing area with oak flooring include oak architrave and skirting and a carpeted main space. Benefitting from built in mirrored wardrobes with oak framing and sensor lighting, Television and USB points, double panelled radiator, and heating control panel for en-suite. UPVC double glazed window to the front elevation. Oak door leads to:

En Suite

8'3" x 5'2" (2.54 x 1.59)

A beautifully appointed en suite fitted with Ellis Range of Dominica Natural Wood oak vanity units, topped with granite and housing a Vitra wash basin with mixer tap. Includes low level WC and a fully tiled mains fed shower with both rainfall and handheld attachments. Further features include a heated towel rail, extractor fan, wall mounted mirror, sensor lighting, underfloor heating, and a UPVC double glazed frosted window to the side elevation.

Stairs to the First Floor

An oak staircase with glass inserts leads to the spacious first floor landing, giving access to three further bedrooms, storage cupboard and the family bathroom.

Bedroom Two

17'3" x 12'1" (5.27 x 3.70)

Double bedroom featuring a double glazed rear window and skylights offering far reaching countryside views. Built in wardrobes with hanging rails and shelving with bi folding doors and sensor lighting, panelled radiator, and carpeted flooring. Door leads into:

En Suite

7'8" x 5'5" (2.34 x 1.66)

Fitted with Ellis Range Nema Driftwood units and Vitra white suite. Comprising a mains fed Mira shower with glass screen, low level WC, and wash hand basin. Finished with extractor fan, skylight, inset spotlights, and a vanity mirror with inset shaver point and sensor lighting. Tiled flooring throughout.

Bedroom Three

16'11" x 10'2" (5.18 x 3.10)

Double bedroom with UPVC double glazed window to the side elevation and skylights to the rear. Fitted with wardrobes including shelving and hanging space. Features include panelled radiator, carpeted flooring, power points, loft access, and internal door to:

En Suite

7'7" x 4'11" (2.33 x 1.50)

Fully tiled and fitted with Ellis Range Nema Driftwood vanity units and Vitra wash hand basin and low level W.C. Includes a walk in waterfall shower with handheld attachment, panelled radiator, extractor fan, inset spotlights, and wall mounted mirror with inset shaver point.

Bedroom Four

9'8" x 7'11" (2.97 x 2.42)

Double bedroom with UPVC window to the side elevation. Fitted with a walk in wardrobe with bi folding doors. Additional features include carpeted flooring, telephone point, power points, and panelled radiator.

Bathroom

9'11" x 6'6" (3.04 x 1.99)

A well appointed family bathroom, fully tiled and fitted with Ellis Range Nema Driftwood storage units and Vitra white suite. Comprising a panelled bath with handheld shower attachment, wash hand basin, and low level WC. Features include a heated towel rail, skylight, extractor fan, and wall-mounted mirror with inset shaver point and sensor lighting.

Outside

To the front, the property is approached via double metal gates opening onto a gravelled driveway providing ample off-road parking and access to two roller-door garages. Framed by mature hedging, a holly tree, and a Laburnum tree, An oak canopy porch with pitched tiled roof over the entrance.

To the rear, the garden enjoys stunning countryside views. A courtyard area offers a covered porch with access to the garage, along with an additional paved seating space and side access leading to the front of property. Steps lead down to a lower level lawned garden, surrounded by mature shrubs and trees. Outdoor lighting is mains connected and spans the garden. Timber fencing encloses the boundary, and there is an outdoor storage shed.

VIRTUAL TOUR

VIRTUAL TOUR AVAILABLE UPON REQUEST THROUGH REID AND ROBERTS ESTATE AGENTS

Tel: 01978 353000

Council Tax Band

Local Authority
Flintshire County Council
Council Tax Band G

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

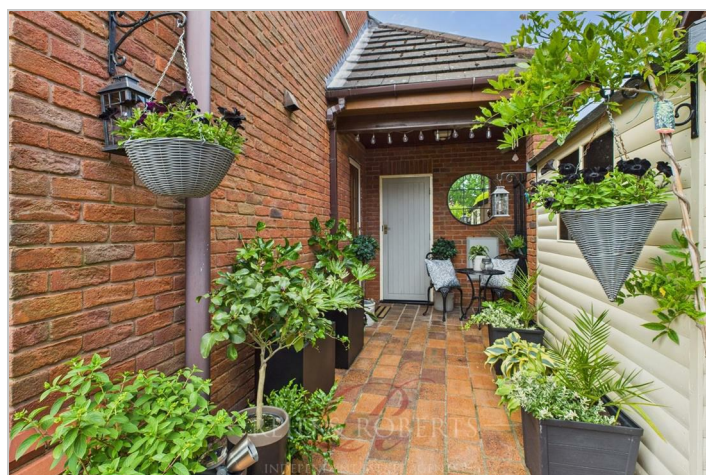
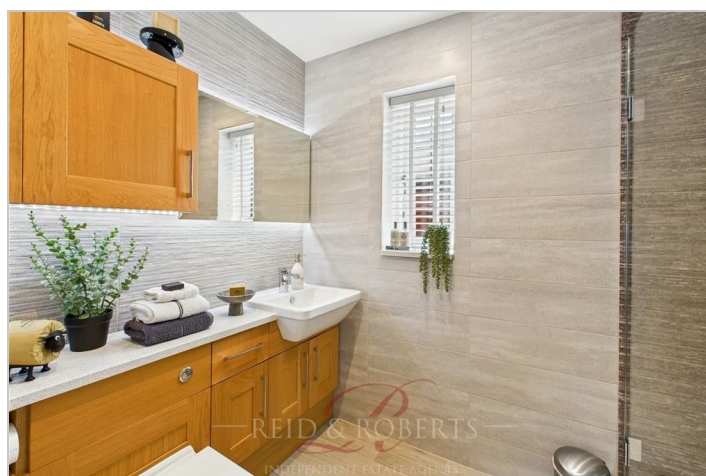
The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



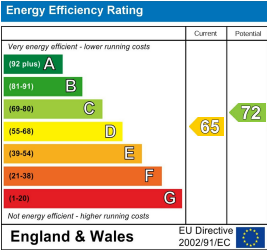
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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