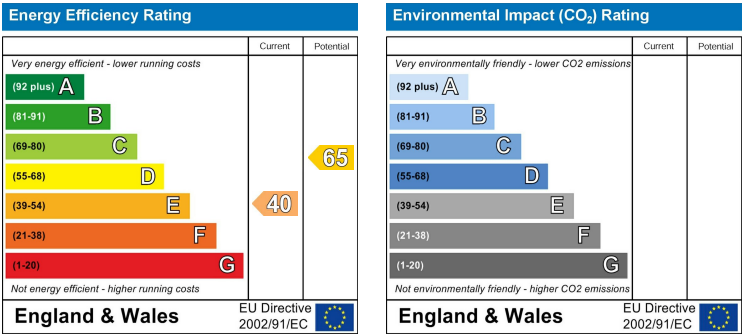


Bryn Mair Gorsedd, Holywell, Flintshire, CH8 8QY



GROSS INTERNAL AREA
FLOOR 1 1,632 sq.ft. FLOOR 2 871 sq.ft.
EXCLUDED AREAS : PATIO 153 sq.ft. REDUCED HEADROOM 13 sq.ft.
TOTAL : 2,504 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bryn Mair
Gorsedd, Holywell, Flintshire
CH8 8QY

Price
£495,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A LARGE FOUR BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN, standing in extensive gardens of approximately 0.75 acre, in an enviable village location with views across the Dee Estuary, Wirral Peninsular and beyond. Enjoying a private setting with gravelled drive and large mature gardens with potential for possible redevelopment of the site, subject to usual planning consent being obtained. The property is designed to an elegant and spacious plan and whilst benefiting from replacement UPVC double glazed windows, oil fired central heating and a modern fitted kitchen; it affords scope for further refurbishment and repair to individual requirements. In brief comprising enclosed front entrance porch, elegant reception hall, spacious through lounge with fireplace and adjoining dining room, study, ground floor shower room, kitchen with pantry, large utility room and rear porch with WC. First first landing, spacious principal bedroom with access onto a balcony taking advantage of the setting and views, three further bedrooms, all with built in wardrobes, and bathroom. Wide forecourt for several cars, detached double garage, useful integrated stores and boiler room.

LOCATION



Bryn Mair occupies an attractive position set back off the village road close to the centre of this noted community. The village is centred around St Paul's church and the and newly reopen Druids Inn & Restaurant. and is approximately 2.5 miles from Holywell which provides a range of amenities serving daily needs, schools for all ages and leisure facilities. The A55 Expressway is also easily accessible enabling swift access along the North Wales coast, to Chester (24 miles) and the motorway network beyond. Both Liverpool and Manchester International airports are within an hours drive.

THE ACCOMMODATION COMPRISES
UPVC panelled door to entrance porch.

ENTRANCE PORCH
Full length double glazed windows, terrazzo tiled floor and panelled glazed inner door to reception hall.

RECEPTION HALL
4.09m x 3.91m max overall (13'5" x 12'10" max overall)



An elegant reception hall with a turned wide spindled staircase to the first floor with hardwood handrail, parquet woodblock flooring, three wall light points and double panelled radiator.



LIVING ROOM
8.18m x 4.24m (26'10" x 13'11")



A spacious through room with double glazed bay windows to the front, side and rear elevations with views over the gardens and across to the coastline beyond. Decorative coved ceiling, wooden fireplace surround with marble insert/hearth and open fire grate, three double panelled radiators, wall light points, display alcove and archway opening through to the dining room.



approximately 9.5 miles and take the exit for Caerwys. At the roundabout bear right proceeding over the A55 and on reaching the next roundabout take the second exit for Holywell. Follow the road up the hill and through the hamlet of Lloc, denoted by the garage on the left, and take the third right turning thereafter for Gorsedd. Turn right at the junction towards the village whereupon the entrance to Bryn Mair will be found on the right immediately after the new houses.

COUNCIL TAX
Flintshire County Council - Tax Band G

TENURE
Understood to be Freehold

AGENTS NOTES
A 30% Overage Clause will be incorporated into the sales contract for any increase in value attributable to the grant of planning permission for either redevelopment of the site or a new additional dwelling(s) within the curtilage of the property within 10 years of completion of the sale.

TREE PRESERVATION ORDERS. The two mature sycamores located adjacent to the entrance of the property are subject to Tree Preservation Orders Ref: No: 187(2008) T1 and T2.

ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT
The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

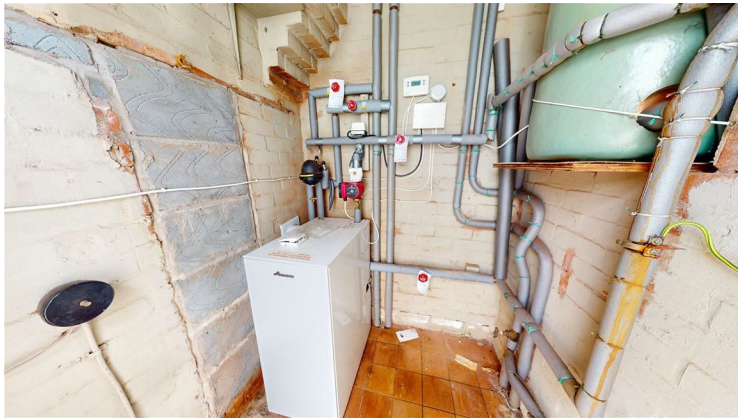
VIEWING
By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

INTEGRAL STORE ROOM & BOILER ROOM

5.61m x 4.90m (18'5" x 16'1")



Boiler room housing a Worcester oil fired central heating boiler and electricity meter.

SIDE AND REAR GARDENS



To the western side of the property is a large enclosed garden with mature conifer screens and hedging. There is also an aluminium framed greenhouse and a timber garden store located to the bottom left hand corner of the garden. Gravelled areas extend to the side and rear of the property.



ADDITIONAL LAND



An additional parcel of land forming part of the sale is located to the right hand side of the property, parallel to the driveway.

DIRECTIONS

From Mold, proceed to Northop and join the A55 in a westerly direction (signposted for Conwy). Follow the A55 for



DINING ROOM

3.63m x 3.63m (11'11" x 11'11")



Double glazed window and matching exterior door to the garden, decorative coved ceiling, two wall light points and double panelled radiator.

STUDY

2.39m x 3.61m (7'10" x 11'10")



Double glazed window to the front with matching French doors to the side gable, coved ceiling and double panelled radiator.

SHOWER ROOM

2.41m x 2.39m (7'11" x 7'10")

In need of full refurbishment. Presently comprising WC, shower tray and wash basin. Range of cupboards, double panelled radiator and double glazed window.

KITCHEN

4.22m x 3.91m (13'10" x 12'10")



Fitted with a modern range of gloss white fronted base and wall units with contrasting slate effect dark tone work surfaces with matching splashbacks and inset single drainer stainless steel sink unit with mixer tap. Integrated appliances comprising AEG touch control ceramic hob with cooker hood and electric double oven. Double glazed with coastline views and walk in Pantry (5'4" x 4') with shelving and high level double glazed window.

UTILITY ROOM

3.18m x 3.10m (10'5" x 10'2")



Two double glazed windows, stainless steel sink unit with base cupboard and drawer beneath, wall cupboards, quarry tile floor and connection for washing machine. Pine ceiling and airing cupboard with hot water cylinder tank, slatted shelving and radiator. Double panelled radiator and UPVC double glazed exterior door leading to an open rear porch with adjoining Cloakroom/WC.

CLOAKROOM/WC

Comprising low flush WC, timber framed single glazed window and quarry tile floor.

FIRST FLOOR LANDING

5.16m x 4.27m max overall (16'11" x 14' max overall)



A spacious landing with double glazed dormer window to the front, loft access via pull down ladder and double panelled radiator.

BEDROOM ONE

6.43m x 4.24m (21'1" x 13'11")



A spacious main bedroom with double glazed window to the side gable and matching French doors to the rear leading out onto the balcony with superb views over the surrounding area across to surrounding countryside, coastline and Wirral Peninsular beyond. Range of 'L' shaped fitted wardrobe units with mirror sliding door fronts, vanity wash basin and double and single panelled radiators.



BALCONY

Extending approximately two thirds of the length of the property.

BEDROOM TWO

3.94m x 3.30m (12'11" x 10'10")



A dual aspect room with views across to the coast, built in mirror fronted wardrobe, vanity wash basin and radiator.

BEDROOM THREE

3.63m x 3.02m (11'11" x 9'11")



Double glazed window to the rear with views, fitted floor to ceiling mirror fronted wardrobe, vanity wash basin and fitted desk unit with drawers beneath. Radiator.

BEDROOM FOUR

3.73m x 2.39m (12'3" x 7'10")



Double glazed dormer window to the front and circular window to the side gable. Vanity wash basin, mirror fronted built in wardrobe and radiator.

BATHROOM

2.39m x 2.16m (7'10" x 7'1")



In need of refurbishment. Presently comprising cast iron bath, wash basin, WC (not in use) and bidet. Fully tiled walls, radiator and double glazed dormer window.

OUTSIDE



The property is approached over a sweeping gravelled drive with stone walling and a mature conifer hedging. the drive leads through to a large gravelled forecourt to the front of the house providing ample parking and turning for several vehicles, as well as to the garage. A raised garden extends to the left hand side of the drive with mature trees fronting onto the village.

DOUBLE GARAGE



A substantial brick built garage built beneath a slate roof with timber outer doors and a useful internal storage platform. Power and light installed and side door to a useful covered area which houses the garage houses the oil tank.