



Mynydd Llan

Babell,
Holywell, Flintshire CH8 8QD

Price
£425,000

*****VIDEO TOUR AVAILABLE*** *FULLY REFURBISHED BUNGALOW WITH FAR REACHING VIEWS*** An exceptional three bedroom detached bungalow with double garage, recently the subject of an extensive programme of refurbishment with quality fittings throughout. Standing in a rural setting within landscaped gardens of about 0.4 acre with beautiful views of the Clwydian Hills. Designed to a spacious plan and benefitting from a new oil fired central heating system, replacement double glazed windows, new exterior doors and fascia boards, a new quality kitchen, refurbished bathroom and en suite shower room, new carpets throughout and high standard of decorative order. Outside, there is ample off-road parking, a large double garage with new electric door and private gardens bordering onto fields. In brief comprising: reception hall, cloaks recess, lounge with multi-fuel stove, kitchen with integrated appliances, side porch, master bedroom with fitted wardrobes and en suite shower room, two further bedrooms, both with fitted wardrobes, and luxury bathroom.



LOCATION

The property occupies an attractive position along a minor country lane about a mile and a quarter from the small market town of Caerwys, which provides a good range of facilities catering for most daily requirements, two inns and primary school. There are numerous country walks within the area, stunning views in a westerly direction across to the Clwydian Hills and the local village of Ysceifiog has a popular traditional inn. Whilst being rural situated the area has good access onto the A55 Expressway at the Caerwys Interchange enabling ease of access along the North Wales coast, to Chester and connecting to the motorway network beyond.

THE ACCOMMODATION COMPRISES:

Recessed front entrance with new UPVC double glazed panelled door to:

'L' SHAPED RECEPTION HALL

Karndean wood effect floor covering to part, two radiators, recessed ceiling lighting and new white interior doors leading to all rooms.



CLOAKS RECESS

1.73m x 1.65m (5'8" x 5'5")

A useful room for cloaks and shoes, together with fitted cupboard, radiator, plumbing for washing machine and double glazed window with frosted glass.

LOUNGE

5.44m x 4.52m (17'10" x 14'10")

A spacious and well proportioned room approached via glazed twin doors from the reception hall and with a large UPVC double glazed patio door to the rear elevation taking full advantage of the views of the garden and across to the Clwydian Hills. Recessed brick lined fireplace with tiled surround and hearth, and Aarrow multi-fuel stove. Dado rail and radiator.



KITCHEN DINER

5.49m x 3.40m (18'0" x 11'2")

Newly refurbished with an attractive range of pale green wood grain effect units with contrasting light toned wood effect work surfaces with inset stainless steel sink unit with preparation bowl, mixer tap and tiled splashback. Breakfast bar with mango wood top and range of integrated appliances comprising five-ring gas burner hob (LPG) with matching extractor hood above, electric single oven, microwave oven, larder fridge and dishwasher. Karndean light toned wood grain effect flooring, double glazed windows to the rear and side elevations with far reaching views, tv aerial point, recessed ceiling lighting. Contemporary style part glazed door to the side porch.



SIDE PORCH

2.31m x 0.97m (7'7" x 3'2")

Double glazed widow and matching exterior door, small stainless steel sink with tiled splashback and storage beneath, and space for a slimline fridge freezer.

BEDROOM ONE

5.49m x 3.00m +wardrobes (18'0" x 9'10" + wardrobes)

A spacious main bedroom with double glazed window overlooking the gardens, extensive range of fitted wardrobes to one wall with in-built chest of drawers and recess for a large screen LED tv. Coved ceiling with remote controlled Westinghouse fan/light and radiator. Door to ensuite.



EN SUITE

2.90m x 1.30m (9'6" x 4'3")

Newly refurbished with a modern white contemporary suite with fitted cabinets comprising a large tiled shower enclosure with full length screen and overhead shower, semi-recessed wash basin with white cabinet beneath and low flush wc with concealed cistern. Attractive part tiled walls, tiled floor, dual fuel chrome towel radiator, electric underfloor heating, shaver point, recessed lighting, extractor fan and double glazed window.



BEDROOM TWO

2.79m x 2.72m +wardrobes (9'2" x 8'11" + wardrobes)

Double glazed window, modern fitted wardrobe unit with sliding door fronts, loft access and radiator.



BEDROOM THREE

2.74m x 2.77m +wardrobes (9'0" x 9'1" + wardrobes)

Presently use as a study with double glazed window, modern fitted wardrobe unit with sliding door fronts, tv aerial point and radiator.



LUXURY BATHROOM

2.72m x 2.16m (8'11" x 7'1")

A newly refurbished bathroom with four piece suite and fitted cabinets comprising an 'Ommitub' deep soak Japanese bath with wall mounted feature tap, corner steam shower cubicle with multi jets and integrated speakers, semi-recessed wash basin with mixer tap and white cabinets and drawers beneath and low flush wc with concealed cistern. Attractive part tiled walls, matching tiled floor with underfloor electric heating, large dual fuel chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.



OUTSIDE

The property is located along a minor lane and is approached over a new brick paviour drive providing off-road parking for three cars and access to the attached double garage. There is wide loose slate area to the side of the bungalow providing additional parking or space for a caravan etc, as well as access to the front door. Outside security lights and gated access to the garden.



DOUBLE GARAGE

5.87m x 5.64m (19'3" x 18'6")

With new electric door, side door, power and light installed, newly installed (2019) Mistral oil fired combination boiler, and fitted sink unit with hot and cold supply.

GARDEN

A particular feature is the large garden, which extends to the side of the property and borders onto open farmland with stunning views across to the Clwydian Hills. The garden is well screened from the lane with panelled fencing and includes deep and well stocked barked flower beds providing colour and interest throughout the seasons, various established trees and a small kitchen garden area with raised vegetable beds. There is also a paved patio area with random stone walling taking full advantage of the setting and views. To the side of the bungalow is an integrated recess providing a sheltered seating area and a block built garden store/potting shed with single glazed window, power and light, and frost protection heater. In addition, there is a log store and oil tank to the rear of the property. Outside lights and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. On reaching the roundabout take the second exit towards New Brighton and on reaching County Hall turn left at the traffic lights for Northop. Proceed through Northop village and join the A55 Expressway in the direction of the North Wales coast and continue for some seven miles until reaching the Caerwys and Prestatyn interchange. At the mini-roundabout take the third exit proceeding over the dual carriageway and at the next mini-roundabout take the third exit towards Holywell. Follow the road up the hill and take the first right turning for Gorsedd. Continue to the village centre at turn right opposite the Druids Inn, and follow this road over the A55 and for some 2 miles until reaching the junction and turn right in the direction of Caerwys/Afonwen and after approximately 1.1 miles bear left sign posted for Mynydd Llan whereupon the property will be found after approximately 0.6 mile on the right hand side.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

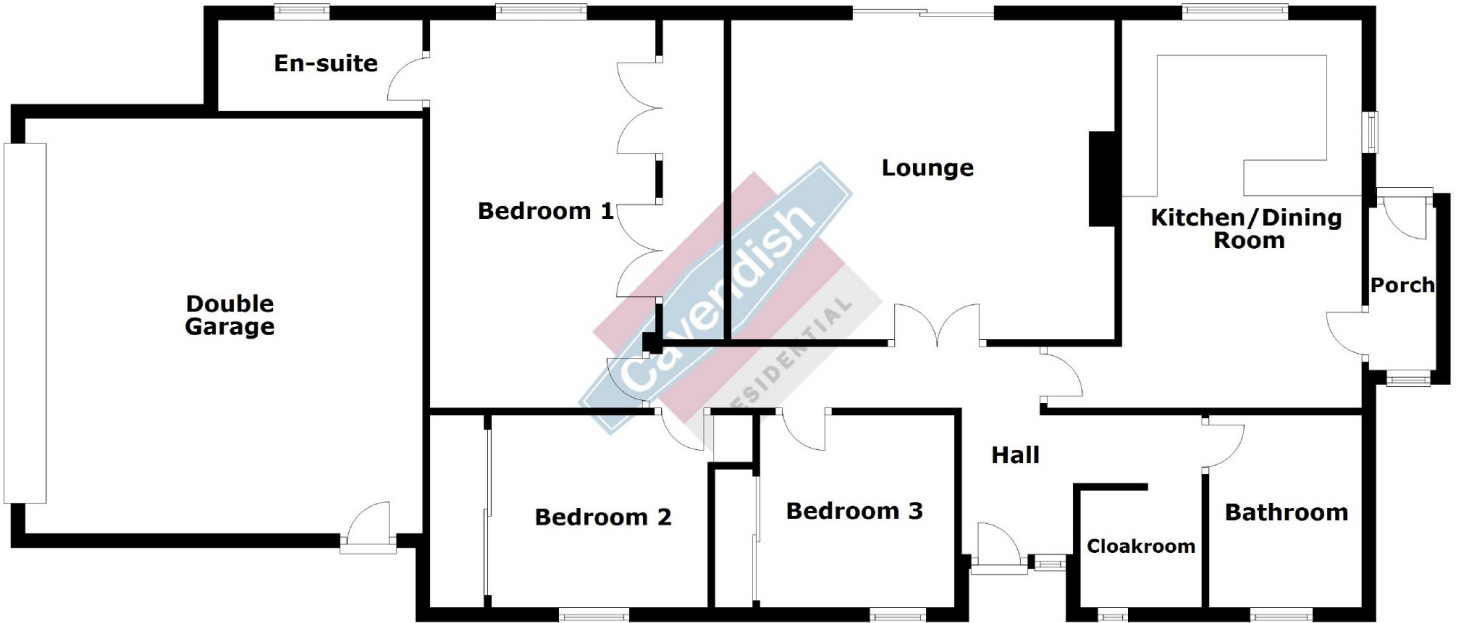
VIEWING

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

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

DCW/JF

Ground Floor

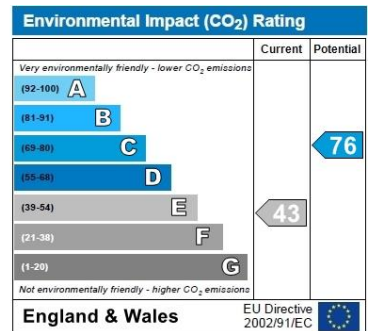
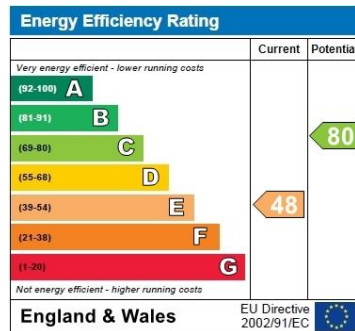


NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.



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