



**Llonydd Brynford, Holywell, Flintshire,
CH8 8BB**

£550,000

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EPC - C71

Council Tax Band - G

Tenure - Freehold

Brynford, Holywell

4 Bedrooms - Character Property - Detached

A very spacious and versatile detached house which has been extended and provides an ideal family home. The accommodation has an entrance porch giving access to the reception hall, living room and ground floor shower room, There is a large open plan well fitted kitchen having dining and living areas and a snug. The property has four bedrooms one being on the ground floor, an en suite shower room and a family bathroom.

The property is approached by a five bar gate to an extensive drive providing parking for several vehicles, there are lawned gardens to the front and rear, bounded by mature hedging.

Early Inspection Recommended.

Tenure - Freehold, EPC Rating - - Council Tax Band - G



Description

This stunning detached property is situated in Pwll Clai, Brynford and enjoys views over Brynford Common and surrounding countryside. The village of Brynford offers a Primary School, Public Houses, Post Office and Golf Club. Holywell Town is close by which offers a wide range of Shops. The A55 is close by and within easy access of the main motorway networks.

Reception Porch

8'6" x 7'6" (2.60 x 2.30)

uPVC double glazed windows to the front elevation having plantation shutter, radiator, tiled floor. Farmhouse door leads into:

Living Room

13'5" x 11'10" (4.09m x 3.61m)

Exposed beams, multi fuel stove set on a raised hearth, double panel radiator, storage cupboard, double glazed window to the front elevation having plantation shutters, further reception area off having a double glazed window, double panel radiator,

Ground Floor Shower Room

Fully enclosed shower cubicle, tiled floor, corner wash hand basin, low level WC, radiator, double glazed window to the rear.

Kitchen / Living / Dining Area

37'11" x 23'11" overall measurement (11.56m x 7.29m overall measurement)

Well fitted having a good range of base and wall mounted cupboards and drawers, glazed wall display cupboards, stainless steel sink unit having a mixer tap, space for range cooker set within an exposed brick recess, extractor hood, void and plumbing for dishwasher.

Living Area with three double glazed windows all having plantation shutters and overlooking the front garden, double panel radiator,

Utility

8'11" x 7'1" (2.72 x 2.17)

Matching base units and complimentary working surface, circular stainless steel sink unit, void and plumbing for automatic washing machine, space for tall standing fridge and freezer, double panel radiator, double glazed window overlooking the rear garden, double glazed door.

Dining Room

9'6" x 8'2" (2.90 x 2.50)

Two double glazed windows to the rear elevation both having plantation shutters, double panel radiator.

Boiler Room

7'1" x 2'11" (2.17 x 0.9)

Housing the boiler serving the central heating and domestic hot water, shelving.



Living Room

13'5" x 11'9" (4.10 x 3.60)

Feature fireplace housing a wood burning stove with beam overmantel, double panel radiator, double glazed window having a plantation shutter. exposed beam ceiling, staircase rising off.

Snug

15'9" x 12'0 (4.80m x 3.66m)

Feature fireplace housing a wood burning stove, double panel radiator, exposed beam ceiling, double glazed window to the front elevation having a plantation shutter. Staircase off:

Ground Floor Bedroom Four

11'9" x 8'6" (3.60 x 2.60)

Two double glazed windows both having plantation shutters, double panel radiator,

Landing

With doors off to all rooms and loft hatch.

Bedroom One

14'7" x 11'9" (4.46 x 3.6)

Feature ornamental fireplace, double panel radiator, double glazed window to the front and side elevations both having plantation shutters,

Bedroom Two

13'1" x 8'6" (4.00 x 2.60)

Double glazed window to the rear elevation with plantation shutter, double panel radiator,

Bedroom Three

14'8 x 12 (4.47m x 3.66m)

With ornamental fire surround, double glazed window with plantation shutter, double panel radiator.

En Suite

Fully enclosed shower cubicle, wash hand basin, low level WC, floor to ceiling wall tiling, tiled floor, double glazed window.

Family Bathroom

10'4" x 6'6" (3.16 x 2.0)

Fitted with a three piece suite comprising of a panelled bath, fully enclosed shower cubicle, low level WC, pedestal wash hand basin,

Outside

The property is approached via a five bar gate opening onto a drive laid with white stone chippings providing parking for several vehicles and has a turning area, front lawned garden, summer house, paved patio mature hedging to the front boundary. There is a side access to which leads to the rear garden which has a lawned garden, timber summer house, mature hedging to the boundary.

Directions

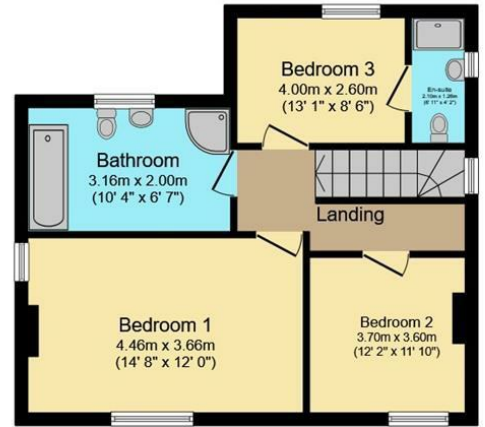
From our Mold office turn right and proceed to the roundabout and take the first exit and proceed to the next roundabout and take the third exit onto Hall View, At the Northop Interchange take the 1st exit onto the A55 slip road to Conwy, At junction 32A, take the B5123 exit to Rhosesmor, Turn left onto B5123 and thereafter right onto Bryn Emlyn, take the next left and the property will be found on the right hand side.





Ground Floor

Floor area 112.2 m² (1,208 sq.ft.)



First Floor

Floor area 42.9 m² (462 sq.ft.)

TOTAL: 155.2 m² (1,670 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.