



## Capel y Fron Mynydd Llan, Babell, Holywell, Flintshire, CH8 8QD

**£550,000**



**EPC - null**

**Council Tax Band - E**

**Tenure - Freehold**

# Mynydd Llan, Holywell

## 2 Bedrooms - House

Nestled amongst the rural countryside of Babell, 'Capel Y Fron offers a wealth of character and charm and must be viewed to be fully appreciated. The property has been renovated to a very high standard by the current owners and provides luxurious fixtures and fittings and flexible accommodation. The accommodation briefly comprises of a .... kitchen with integrated appliances and open plan living room with feature log burner, snug with ingle nook fire place and two double bedrooms with en-suite bathrooms.

Council Tax Band - E Tenure - Freehold. EPC - TBC



### Accommodation

Stone steps leading to a timber door with small glazed window which leads into :

### Open Plan Living Room / Kitchen

28'2" x 20'8" (8.59 x 6.3 )

Fabulous bright and spacious open plan living room with beamed ceiling and looking up towards the mezzanine being dual aspect with two windows to two both side elevations. Step into the living room onto golden coloured tiled flooring which leads into grey Kardean flooring throughout. Feature wood burning stove sitting on a shaped granite hearth. Roof lights also flood the room with natural light.

Bespoke fitted kitchen with a wide range of drawer, base and wall units, central island with granite work surfaces and intergrated wine fridge, range cooker with built-in extractor with down lighting, intergrated dishwasher, Meile built in microwave, Belfast sink intergrated fridge and freezer, radiators, beautiful glass lightd above the island and down lights.



### Snug

18'8" x 12'1" (5.7 x 3.7)

Cosy room with feature stone wall stone inglenook fireplace with wood burning stove and wooden beam over with feature marble back panel behind the stove, radiator. Beamed ceiling with spot lighting and wall lights. Timber window over looking the front elevation and timber door leading out onto the front garden and stairs raising off to the first floor.

### Utility Room

Having a range of base units with work surfaces over, stainless steel sink with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, space for fridge freezer, door leading to the garden. Door off to to the w.c and electric shower.

### Landing

Lighting and doors off to both bedrooms.

### Principal Bedroom

13'9" x 11'1" (4.2 x 3.4)

Situated on the mezzanine overlooking the living room, original exposed beamed ceiling, timber window overlooking the garden and the views beyond. Door leading into:



## Bathroom

Being fully tiled with porcelain tiles, exposed original beams, free standing roll top bath with chrome mixer tap over, underfloor heating, low flush w.c, vanity unit with built-in cupboards and drawers with wash hand basin above and granite tops, feature uplighting, chrome heated towel stand, timber window overlooking the side of the property and a roof light filling the room with natural light.

## Bedroom Two

18'8" x 8'2" (5.7 x 2.5)

Window overlooking the front elevation, bespoke fitted wardrobes, cupboard housing the water cylinder, radiator and door leading into the :

## Shower Room

Timber glazed window to the side elevation, vanity hand wash basin, low flush w.c, shower enclosure with shower and extractor.

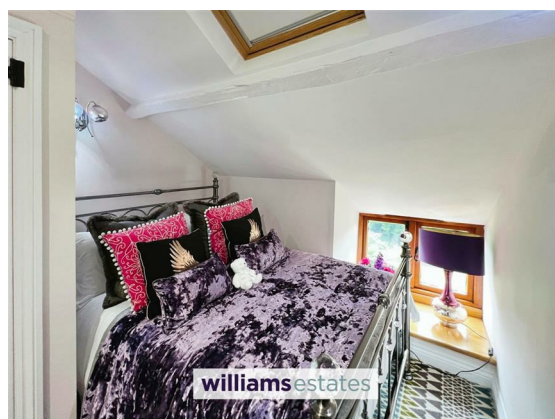
## Outside

The property is approached via electric gates which lead to a gravelled driveway with mature trees and shrubs to the boundaries.

To the front of the property there are fabulous mature tiered gardens with a fish pond containing carp, with various plants and shrubs and the most fantastic views over open countryside. An archway leading to steps which lead through to the woodland. Stone steps rise off to the side of the property where there is a raised stone patio area perfect for those summer evenings entertaining also benefitting from the fabulous views. To the rear of the property the land rises off with further lawned area and mature trees and shrubs and remains of an old building. There is also a patio area to the front of the property with gravelled area.

## Directions


Directions - From the Agent's Mold Office proceed down Chester Street and at Tesco Roundabout take the first exit along Lead Mills, on reaching the roundabout take the second exit towards New Brighton and on reaching the lights turn left 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 two 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 follow the road and then bear right where you see a wooden post with circular wood disk attached and the property will be found at the end of the driveway.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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.