

williams estates



**13 Bryn Eglwys, Flint Mountain, Flint,
Flintshire, CH6 5SN**

£535,000

 5  2  2  B

EPC - B84

Council Tax Band - F Tenure - Freehold

SUMMARY

A modern and extended detached five bedroom property offers a spacious and elegant living environment, ideal for a family and located in a quiet residential cul de sac yet within easy access of the A55 expressway, local amenities and train station. The accommodation is spacious within and offers open plan living /dining room, modern fitted kitchen with utility room off, integral garage and to the first floor five bedrooms, master with en suite and modern family bathroom. Private gardens with views toward the Wirral, garden room and ideal for Al Fresco dining. EPC Rating - 84 B - Tenure - Freehold - Council Tax Band - F. Viewing highly recommended.



Accommodation

A composite front door with bevelled double glazed panelling, opening into:

Reception Hall

uPVC double glazed windows to each side, radiator, integrated storage cupboard, under-stairs storage area.

Cloakroom

With low flush W/C, built-in furniture with wash basin, tiled flooring, chrome heated towel rail, extractor fan.

Open Plan Living/Dining Room

This is a large extension to the side of the property that comprises of three areas. This includes a living area, sitting area and a dining area. The living area has a gas log effect stove on a raised hearth with an oak over-mantle. There is also wiring for a flat screen TV. This area also has a double radiator, recessed sector with down-lights, several UPVC double glazed windows, large picture window overlooking the rear garden,. The sitting area then comprises of a double radiator, UPVC double glazed window to the front. Dining area includes a double radiator and double glazed and panelled double doors, that open to the rear garden.

Kitchen

With a large central island with a star galaxy polished black granite worktop, base units beneath, breakfast bar, run of units that comprise of soft close pan drawers with wall units, black granite worktops, one and a half bowl inset sink, drainer mixer tap, integrated Neff oven and microwave, integrated dishwasher, low voltage down-lights, four ring Neff induction hob with ceiling mounted extractor fan above, double radiator, tiled flooring, two double glazed windows overlooking the rear garden, double glazed and panelled double doors that lead to the rear garden.

Utility Room

Void for American style fridge freezer, double radiator, additional black vanity worktops with base units beneath and wall units over, uPVC double glazed window and door facing the rear garden, door leading to the:

Integral Garage

With roller shutter door, lighting, power, shelving, electric consumer unit, electrics for the PV panels located on the roof.

Stairs leading to Galleried Landing

With double glazed window to the side, built-in storage cupboard, loft access hatch, oak and glass balustrade.





Bedroom One

With built-in wardrobes with sliding mirrored doors, two radiators, uPVC double glazed windows overlooking the rear garden.

En-Suite

With large shower enclosure, wall hung wash basin with mixer tap, W/C, chrome heated towel rail, uPVC double glazed window, extractor fan.

Bedroom Two

with radiator, uPVC double glazed window to the side elevation.

Bedroom Three

With fitted wardrobes, radiator, uPVC double glazed window to the front elevation.

Bedroom Four

With radiator, uPVC double glazed window to the front elevation.

Bedroom Five

With radiator, uPVC double glazed window to the rear elevation.

Bathroom

With a deep double ended bathtub with mixer tap and detachable shower head, shower enclosure with Mira electric shower, wall hung wash basin, W/C, chrome heated towel rail, floor to ceiling tiling, uPVC double glazed window.



Outside

The property is approached by a long driveway that provides ample off-road parking for several vehicles, which leads to the integral garage. There are also pathways that lead around the sides of the property to the rear garden. To the rear garden there is a large block paved area, which is very well presented. This has another paved pathway to a spacious patio area, with room for a hot-tub and seating. It also holds multiple raised planters, and a modern timber constructed garden room with seating. Furthermore, this garden then provides a very large lawned area with mature greenery and trees surrounding the boundary.





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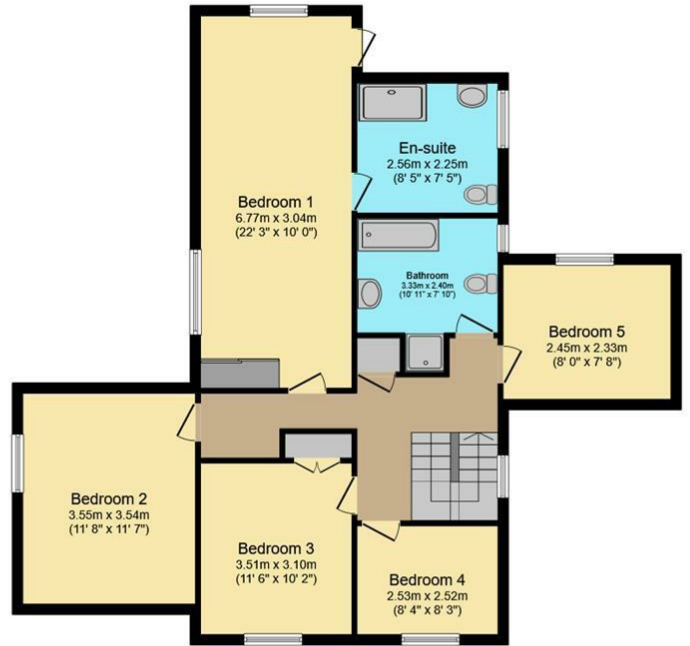


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Ground Floor

Floor area 125.0 m² (1,345 sq.ft.)



First Floor

Floor area 98.4 m² (1,060 sq.ft.)

TOTAL: 223.4 m² (2,405 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.