



## Hir Aros 1 Halkyn Hall Estate, Pentre Halkyn, Holywell, Flintshire, CH8 8HS

**£450,000**

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**EPC - C72**

**Council Tax Band - E Tenure - Freehold**

## SUMMARY

A four bedroom detached bungalow, which has been extensively extended and stands in large gardens and commands for reaching open views from the front over the Wirral Peninsular towards Liverpool and Blackpool and beyond. Offering a good sized living area with open plan dining area, sitting area and high quality fitted kitchen with integrated appliances. The principal bedroom offers a dressing room and ensuite, three further bedrooms and family bathroom. Outside offers ample off-road parking, double garage, gardens. Added benefits of uPVC double glazing and central heating. The property is well maintained and viewing is highly encouraged.



## Accommodation

uPVC composite front door opening into

### Entrance Hall

5'1" x 3'3" (1.55 x 1)

With radiator then oak cottage door into

### Large Living Area and Kitchen

31'7" x 23'7" (9.65 x 7.2)

With four windows to the front taking full advantage of the views across towards Liverpool. A large column radiator and multi fuel stove on a tiled hearth, oak effect flooring wall, drawer and base units with polished granite worktops and further central kitchen island with base units beneath, four ring induction hob with an extractor hood above, one and a half bowl sink with mixer tap and detachable rinse tap. Integrated dishwasher, integrated oven, integrated fridge freezer and ample dining space. uPVC double glazed window to side and uPVC double glazed double doors with additional glazed panel opening onto the side garden.

### Hallway

22'3" x 3'3" (6.8 x 1)

With loft hatch radiator and door leading to a side vestibule which leads to outside.

### Bedroom One

12'1" x 10'2" (3.7 x 3.1)

With double radiator and uPVC double glazed doors with double glazed panels to each side looking on the front garden.

### En Suite

With large shower enclosure, wash basin, W.C, floor to ceiling tiled walls, heater towel rail, illuminated mirror and an extractor fan.

### Dressing Room

12'1" x 4'7" (3.7 x 1.4)

With double radiator and uPVC double glazed window to the side elevation.

### Bedroom Two

13'4" x 10'11" (4.08 x 3.33)

With large double glazed double doors with a double glazed panels to the side elevation, double radiator and additional uPVC double glazed window to the rear elevation.

### Bedroom Three

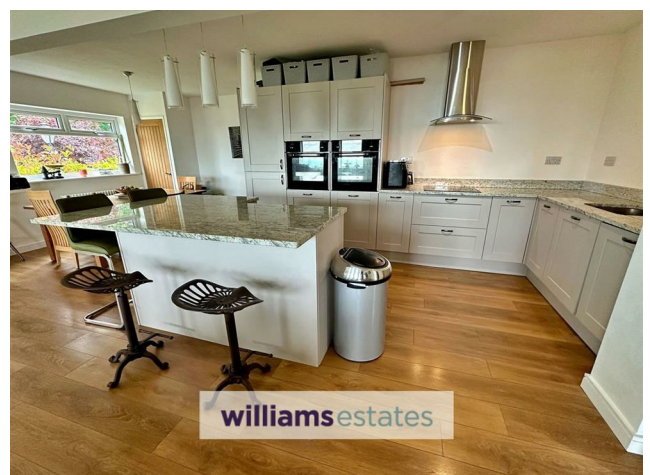
10'11" x 10'11" (3.35 x 3.33)

With uPVC window to the rear elevation.

### Bedroom Four

10'11" x 7'10" (3.33 x 2.4)

With double radiator and uPVC double glaze window to the side elevation.





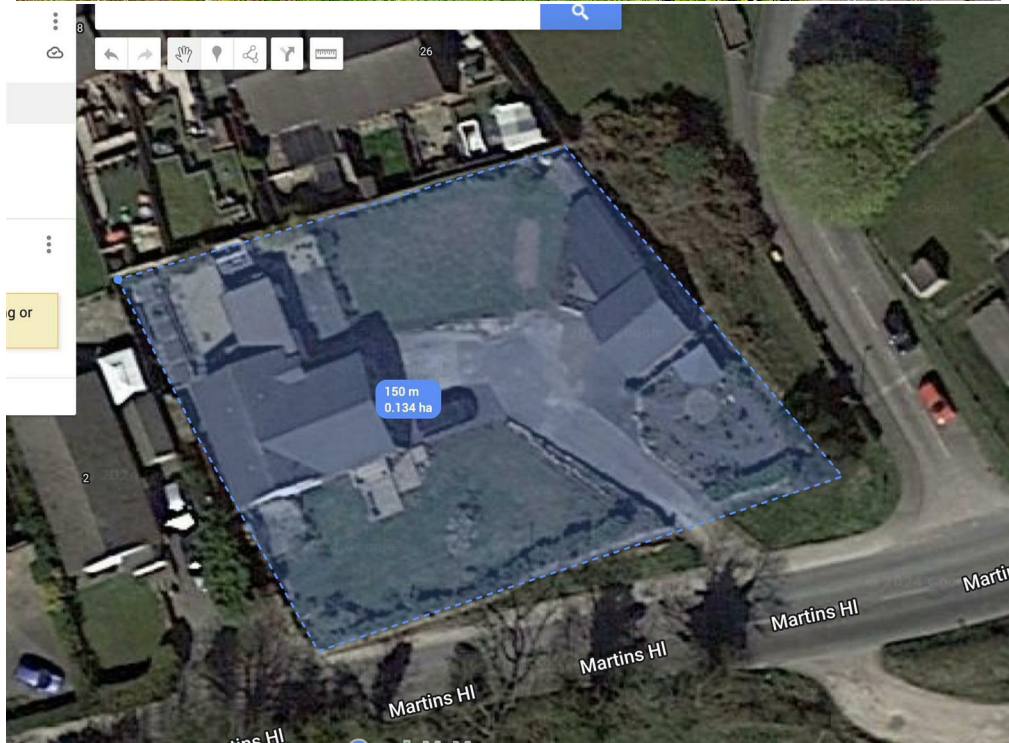
**Bathroom**  
8'6" x 7'10" (2.6 x 2.4)  
With bath having shower over, wash basin and W.C.

**Outside**  
The property is approached via a large driveway providing off-road parking for several vehicles. There is a detached double garage with additional covered car port. The front gardens is lawned and offer a water feature, mixed borders. The gardens to the side are lawned with a paved patio, specimen flowering plants and shrubs. There is a further paved patio which provides privacy and garden area along the rear and then the further enclosed garden to side which is laid with gravel and enclosed fencing.

**Double Garage**  
18'4" x 18'4" (5.6 x 5.6)











### Floor Plan

Floor area 139.1 m<sup>2</sup> (1,497 sq.ft.)

TOTAL: 139.1 m<sup>2</sup> (1,497 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(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>		
<b>England &amp; Wales</b>	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.