



**Bryn Eithin Bryn Y Berthen, Lixwm,
Holywell, Flintshire, CH8 8LT**

£475,000

 4  1  1  F

EPC - F34 Council Tax Band - F Tenure - Freehold

Bryn Y Berthen, Holywell

4 Bedrooms - Bungalow - Detached

A four bedroom detached bungalow, situated in a truly beautiful rural location. Having a stunning kitchen / dining room, versatile outside study / garden room, bathroom, utility room, and lawned rear garden which offers fabulous open views of the countryside. There is also ample space for parking for multiple vehicles. Internal viewing is highly recommended to fully appreciate this property. Tenure: Freehold. Council Tax Band: F. EPC Rating: 34 F.



Accommodation

Entrance is via a UPVC double glazed door, leading into the:

Reception Hall

Having a double radiator, coat storage and UPVC double glazed doors which lead to the side garden. There are also three Velux roof windows.

Living Room with Separate Study/Dining Area

Having three double radiators, coved ceiling and UPVC double glazed doors leading to the decking.

Kitchen

Having modern wall, drawer and base units with high gloss, integrated dishwasher, one and half bowl sink/drainer with swan neck tap, four ring induction hob with extractor hood above, integrated double oven, integrated fridge and freezer, radiator and two UPVC double glazed windows to the side elevation.

Utility Room

Having a Worcester central heating boiler, power points and a double glazed window to the side.

Bedroom One

Having full width fitted wardrobes, radiator, and a UPVC window to the side.

Bedroom Two

Having a radiator and a UPVC window to the side elevation.

Bedroom Three

Having radiator and a UPVC double glazed window to the side.

Bathroom

Having a double ended bath, shower enclosure, W.C., double radiator, panelling, tiled floor, down lights, wash basin and UPVC double glazed window to the side.

Bedroom Four / Study

Having radiator and a UPVC double glazed picture window overlooking the garden.



Outside Office

Having power and lighting. There is a strong WiFi-connection making it ideal for homeworking / studying / relaxing.

Outside

Having a tarmaced parking area for multiple vehicles, two decked patio areas (one to the front and one to the rear), making it ideal for alfresco dining. There is a stunning rear garden which is mainly laid to lawn with a large timber decking area (separated from the lawn via a picket fence). The rear garden offers exceptional open views.

Directions

Head north-east on Chester St/A5119

At the roundabout, take the 1st exit onto Lead Mills/A541

At the roundabout, take the 3rd exit onto A541 / Denbigh Rd

After 6.3 miles

Turn right onto Allt Y Chwiler/B5121 signposted Lixwm

After 0.8 miles

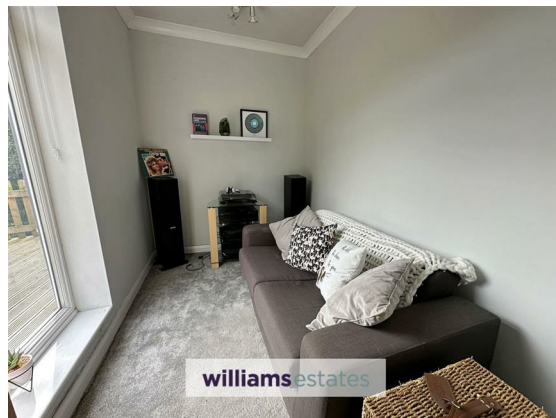
Turn right onto Ffordd Walwen

Turn left to stay on Ffordd Walwen

After 0.4 miles

Turn right onto Bryn Y Berthen at agents sign

Bryn Eithin is the last property at the top of the lane





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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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(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.

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