



**O'r Diwedd, Ysceifiog, Holywell,
Flintshire, CH8 8NJ**

£475,000

 5  3  2  D

EPC - D62

Council Tax Band - G

Tenure - Freehold

Ysceifiog, Holywell

5 Bedrooms - House - Detached

Williams Estates are pleased to present this spacious five bedroom detached property in a beautiful village location. Briefly comprising of: hallway, living room, dining room, garden room with views over countryside, kitchen, utility room, five bedrooms, two en-suites, shower room and study. Located in the sought after village of Ysceifiog, the property is not overlooked and benefits from ample off-road parking. Viewings are highly recommended to appreciate the stunning woodlands views from the garden room and rear garden.

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Accommodation

Via a uPVC double glazed door with glazed panels each side leading into the:

Reception Hall

Having coved ceiling, lighting, radiator, stairs leading up and doors off.

Living Room

23'11" x 14'9" (7.3 x 4.5)

Having lighting, power points, two double radiators, feature brick built fire surround with tiled hearth and multi-fuel stove, uPVC double glazed bow window to the front, and large uPVC double glazed patio doors into the garden room.

Dining Room

10'5" x 7'10" (3.2 x 2.4)

Having radiator and sliding double glazed doors into the garden room.

Garden Room

22'7" x 13'1" (6.9 x 4.0)

Having two radiators, tiled flooring, double glazed windows overlooking countryside and double doors leading to the rear garden.

Ground Floor Bedroom

13'9" x 7'10" (4.2 x 2.4)

Having lighting, power points, radiator, uPVC double glazed window to the front elevation and door leading to:

En-Suite

7'2" x 4'3" (2.2 x 1.3)

Having lighting, heated towel rail, corner shower enclosure, hand wash basin and W.C.

Kitchen / Dining Room

27'10" x 8'10" (8.5 x 2.7)

Having lighting, power points, radiator, wall, drawer and base units with worktop over, space for cooker with extractor over, integrated dishwasher, integrated fridge/freezer, sink with tap over, further drawers and glazed units forming a dresser, space for dining table and uPVC double glazed windows to the front and rear.

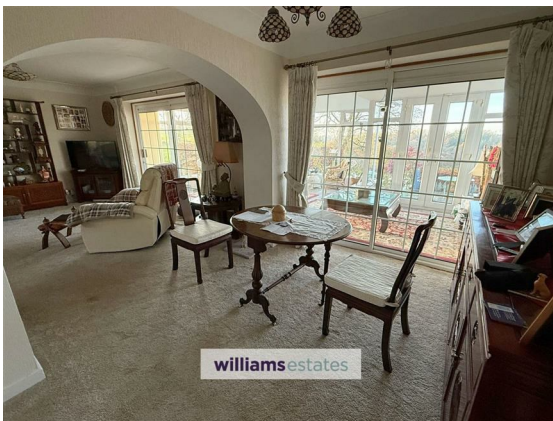
Utility

11'1" x 8'6" (3.4 x 2.6)

Having lighting, power points, double radiator, wall drawer and base units with worktops over, stainless steel sink, void and plumbing for washing machine, void for fridge, uPVC window and uPVC door leading to the rear.

Landing

Having a coved ceiling, radiator, built in linen closet and loft access.



Bedroom One

12'5" x 11'9" (3.8 x 3.6)

Having lighting, power points, radiator, built in wardrobes and uPVC double glazed window to the rear with views to surrounding countryside.

En-Suite

3'3" x 6'10" (1.0 x 2.1)

Having lighting, walk in shower enclosure, hand wash basin, W.C., vanity unit and double glazed obscure window to the rear elevation.

Bedroom Two

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

Having lighting, power points, radiator and uPVC double glazed window to the front elevation.

Bedroom Three

9'2" x 10'5" (2.8 x 3.2)

Having lighting, power points, radiator and uPVC double glazed window to the front elevation.

Bedroom Four

11'5" x 9'2" (3.5 x 2.8)

Having lighting, power points, radiator and uPVC double glazed window to the rear elevation.

Study

9'10" x 3'7" (3.00 x 1.10)

Having lighting, power points, radiator, shelving and uPVC double glazed window to the front elevation.

Shower Room

6'10" x 8'2" (2.1 x 2.5)

Having lighting, chrome heated towel rail, double shower enclosure with steam function, hand wash basin, W.C., floor to ceiling tiles and uPVC double glazed obscure window to the rear elevation. And underfloor heating.

Bedroom Five

A Downstairs Bedroom with en-Suite access, uPVC double glazed window to the front elevation, power points, lighting and radiator.

Cloakroom

A useful room for storage, just off the utility room and garage, having built in shelving, power and lighting.

Downstairs En-Suite

Leading off from bedroom five, having a shower cubicle with wall mounted shower, hand wash basin with mixer taps over, low flush W.C, heated towel rail and being mostly tiled with power and lighting.

Integral Garage

18'0" x 8'2" (5.50 x 2.49)

Having lighting, power points, door to the utility, up and over door and loft access to part boarded loft space.

Outside

To the front the property is approached via a driveway which provides ample parking. The front garden is mainly laid to lawn and there is a covered porch.

To the rear the enclosed garden is laid mainly to gravel with a decked patio area which is perfect for al-fresco dining. There is a summer house and timber frame shed which is ideal extra storage. From the rear, there are spectacular woodland viewings which can be enjoyed throughout all seasons.

Directions

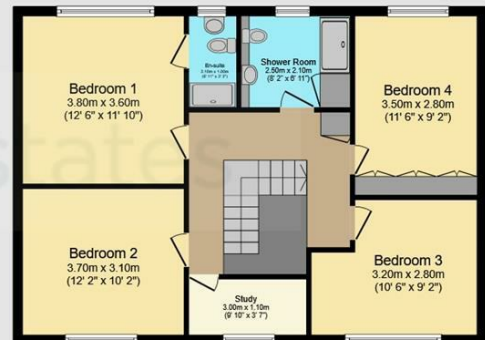
From the Williams Estates office in Mold head north-east on Chester St/A5119 towards Tyddyn St. At the roundabout, take the 1st exit onto Lead Mls/A541. At the roundabout, take the 3rd exit onto Hall View/A541. Turn right. Turn right restricted-usage road





Ground Floor

Floor area 143.4 m² (1,543 sq.ft.)



First Floor

Floor area 75.9 m² (817 sq.ft.)

TOTAL: 219.3 m² (2,360 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	73
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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