



**Mayville, 28 Halkyn Road, Flint,
Flintshire, CH6 5HT**

£335,000



EPC - C71 Council Tax Band - F Tenure - Freehold

Halkyn Road, Flint

4 Bedrooms - House

**** No Onward Chain ****We are delighted to present this beautiful four-bedroom detached family home, brimming with character and retaining many of its original features, nestled in the highly desirable area of Cornist. This charming property offers immense potential, awaiting a new owner to bring it into the modern era while preserving its timeless appeal.

The spacious ground floor is thoughtfully laid out, offering a welcoming living room, a separate dining room ideal for family meals, and a kitchen with adjoining pantry. In addition, the property benefits from a convenient W.C and a large workshop area, providing ample storage and space for hobbies or projects. Upstairs, you'll find four well-proportioned bedrooms, all offering the perfect space for family living. The first floor also features a family bathroom and a separate W.C.

To the rear of the property, you'll discover a fabulous, private garden—an ideal space for outdoor entertaining, relaxation, or gardening enthusiasts. The double garage provides ample room for storage or parking, while the greenhouse adds an extra touch for those who are keen gardeners. While this property does require some modernisation, it represents a fantastic opportunity to create your dream family home in a prime location. Viewing highly recommended.

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Accommodation

Original front door with glazed panel and brass furnishings leading into :

Entrance Hall

Having original parquet floor, coved ceiling, picture rail, radiator, doors off to all rooms and stairs rising off to the first floor.

Living Room

Lovely bright and spacious room which is flooded with natural light, having original parquet floor, picture rail, radiator, double glazed bay window overlooking the front of the property and double glazed french doors leading out on to patio area and rear garden.

Dining Room

Having original parquet flooring, picture rail, radiator and double glazed bay window overlooking the front of the property.

Inner Hallway

With quarry tiled floor and under stairs storage cupboard.

Pantry

With shelving, work surface with space for under counter fridge and freezer underneath, double glazed window and double glazed door to the rear.

Kitchen

Fitted with a range of drawer and base units with work surfaces over, wall units, stainless steel sink with mixer tap, space for dining table, radiator and double glazed window to the side elevation.

Rear Vestibule

With door providing access the side of the property and downstairs W.C with double glazed window

Workshop

Excellent storage space with two single glazed windows, shelving and attic space above, boiler and plumbing for washing machine.



Landing

With original wooden flooring and double glazed window overlooking the rear garden.

Principal Bedroom

A Large double bedroom with radiator and double glazed window to the front elevation.

Bedroom Two

With double radiator and double glazed window to the front.

Bedroom Three

With radiator and double glazed window to the rear.

Bedroom Four

With double radiator, double glazed window to the front and built in storage cupboard.

Bathroom

A generous sized family bathroom currently having panelled bath with shower over and shower screen, wash basin, double glazed window to the rear.

W.C

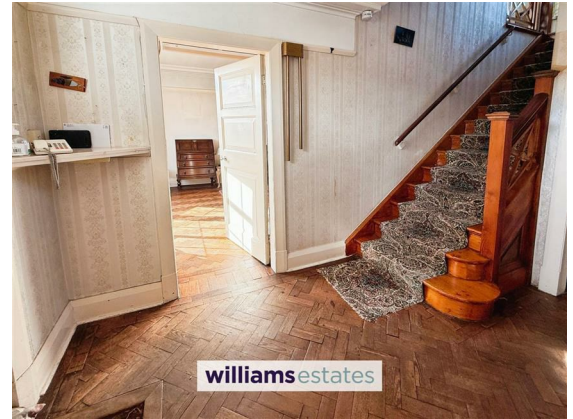
With W.C and double glazed window to the rear.

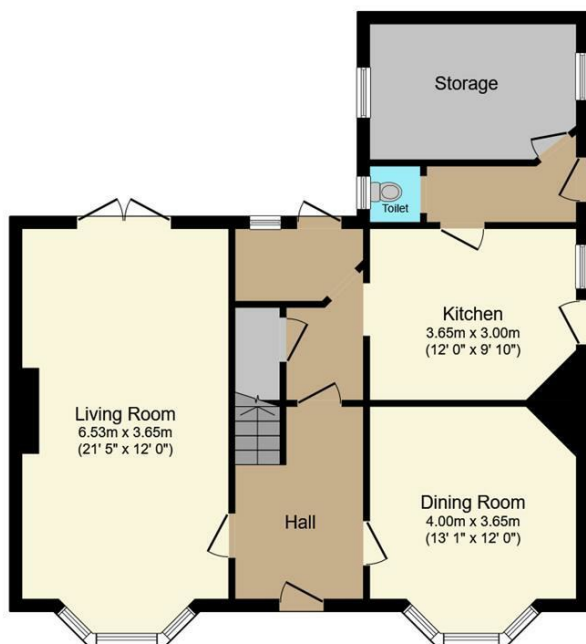
Outside

Outside driveway provides off road parking, front garden has lawned area with mature shrubs lining the stone wall and hedging to both boundaries, driveway continues through gates to the rear where there is a long lawned garden bound by mature hedging to one side and wooden fencing to the other, mature fruit trees and planted borders, large patio area and detached garage and green house.

Directions

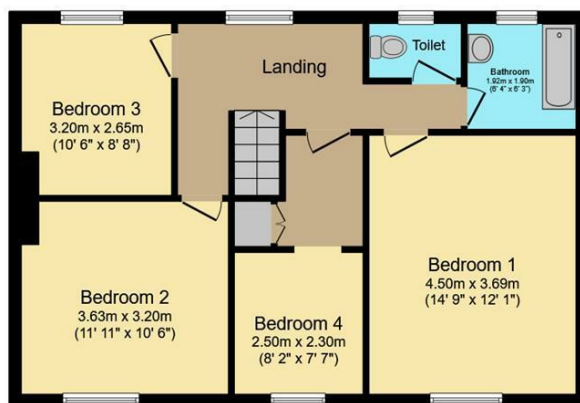
From our Mold office proceed to the roundabout and take the first exit onto Lead Mills then at the next roundabout take the fourth exit onto Kings Street and proceed to the traffic lights and turn left onto A5119 and follow for 5.2 miles then take a sharp turn onto Halkyn Street and continue straight onto Halkyn Road where the property will be found on the right hand side.





Ground Floor

Floor area 79.1 sq.m. (851 sq.ft.)



First Floor

Floor area 63.8 sq.m. (687 sq.ft.)

Total floor area: 142.9 sq.m. (1,538 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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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		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(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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