

williams estates



**1 St Marys Court Whitford Road,
Whitford, Whitford, Flintshire, CH8 9AG**

£650,000

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EPC - D67 Council Tax Band - G Tenure - Freehold

Whitford Road, Whitford

4 Bedrooms - House - Detached

A rare opportunity to acquire a stunning detached family home, offering a stylish and unique contemporary design throughout. Situated within the sought after village location of Whitford, within easy access of the A55 expressway allowing an easy commute to areas such as Chester and North Wales. Comprising four good sized double bedrooms (two with en-suites), gallery landing, spacious lounge, kitchen, family room with a breakfast area, dining room, living room, utility room and a family bathroom. Benefitting from large gardens to the front, rear and side, unspoilt views, double glazing, central heating and a unique architectural design throughout. Internal viewing of this prestigious property is highly advised to fully appreciate everything it has to offer. EPC Rating - D 67.

Accommodation

via a hardwood feature front door, leading into the;

Entrance Hall

Being light, airy and spacious, having a feature spiral staircase leading to the gallery landing, lighting, power points, tiled porcelain flooring, hardwood double glazed sash windows onto the front elevation and access off to the lounge, dining room and kitchen.

Lounge

17'4" x 16'4"

Being stunningly presented, having feature hardwood double glazed sash windows onto the front and rear elevation (enjoying views of the North Wales coast to the front), hardwood double french doors leading onto the rear patio (ideal for alfresco dining), lighting, power points, double radiators and feature stone fireplace with inset feature burner with granite hearth.

Dining Room

13'3" x 12'2"

Comprising a splendid floor to ceiling hardwood double glazed window onto the rear elevation, french doors leading onto the decked area, solid oak flooring, lighting, power points and double radiator.

Kitchen

18'2" x 15'9"

Offering the sought after "Open Plan" aspect with curved feature walls, comprising of a high quality range of wall, drawer and base units with a complementary worktop over, two integrated ovens, integrated microwave, two integrated fridges, central island housing an electric hob with a unique stainless steel extractor fan over, integrated dishwasher, stainless steel sink with mixer tap over, lighting, power points, double radiator and tiled porcelain flooring.

Family Room

13'3" x 12'2"

Being of a good size with a separate "Breakfast Area" overlooking the Kitchen, having lighting, power points, box bay double glazed window onto the side elevation enjoying views of the picturesque village church, solid oak flooring and double door giving access to the rear garden.

Utility Room

10'8" x 6'4"

Comprising void for washing machine, loft access hatch, extractor fan, double glazed sash window overlooking the front, hardwood double glazed door giving access to the rear garden, access to the fourth bedroom/annexe, access to the downstairs W.C., lighting, power points and tiled porcelain flooring.

Downstairs W.C.

Comprising low flush W.C., pedestal hand-wash basin, porcelain tiled flooring and a double glazed window onto the side elevation.

Living Room

15'11" x 7'7"

Accessed from the Utility Room, via stairs down to the living room. Having lighting, power points, "Kitchenette". Being an excellent storage space or potential use to be used as an Air BnB / Annexe.

Bedroom Four

16'5" x 11'7"

Accessed from the Utility Room, via stairs leading up to the bedroom. Having lighting, power points, double glazed window onto the side elevation enjoying views of the village church.

En-suite

Comprising low flush W.C., pedestal hand-wash basin, walk-in shower enclosure with wall mounted shower, lighting, tiled walls, tiled flooring an extractor fan.

Gallery Landing

Accessed from the entrance hallway via a feature spiral staircase, having lighting and providing access to the upstairs accommodation.

Bedroom One

16'2" x 11'10"

Having lighting, power points, T.V. aerial point, double radiator, built-in wardrobe, hardwood sash window onto the front elevation enjoying unspoilt views of the North Wales Coastline, hardwood double glazed french doors onto the rear Juliette balcony enjoying views of the countryside to the rear and en-suite off.

En-suite.

Comprising a low flush W.C., ceramic hand-wash basin with tap over, walk-in shower enclosure with wall mounted shower, lighting, chrome heated towel rail, tiled flooring, tiled walls and an extractor fan.

Bedroom Two

13'3" x 9'10"

Having lighting, power points, double radiator, T.V. aerial point, hardwood double glazed windows onto the front and side elevations enjoying unspoilt views of the coastline/picturesque village church and an in-built wardrobe.

Bedroom Three

12'1" x 10'2"

A good sized double bedroom, having lighting, power points, T.V. aerial point, double radiator, in-built storage cupboard and a hardwood double glazed window onto the rear elevation.

Family Bathroom

9'8" x 8'9"

An excellent family bathroom, comprising low flush W.C., free-standing bath, walk-in shower enclosure, pedestal hand-wash basin, lighting, chrome heated towel rail and a double glazed sash window onto the side elevation.

Outside

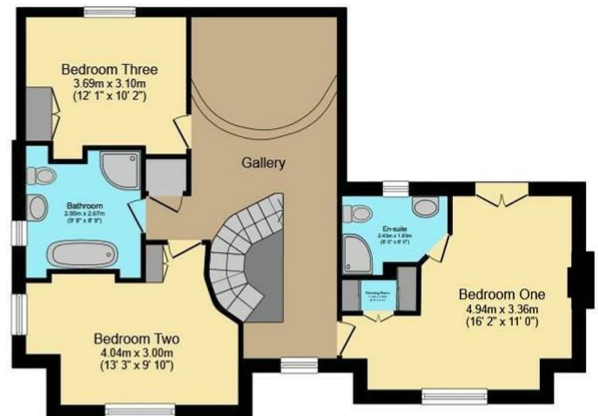
The property is approached via a gravelled driveway with a blocked paved pathway leading up to the accommodation. To the front, the property enjoys a large garden that is mainly laid to lawn, with a path providing access to the side/rear elevations.

To the rear the gardens are easy to maintain, being mainly laid to lawn with a decked area and a peaceful patio area ideal for alfresco dining. Boasting unspoilt views of the countryside and not being overlooked.





Ground Floor



First Floor

Total floor area 228.9 m² (2,464 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	74
(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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