



3 Llys Bychan, Milwr, Flintshire, CH8 7SX

£385,000

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EPC - C79

Council Tax Band - E

Tenure - Freehold

Llys Bychan, Milwr

4 Bedrooms - House - Detached

Being beautifully presented throughout, this detached modern family home is not to be missed. The accommodation occupies three floors, with a spacious living/dining room with fireplace and four good sized bedrooms. From every aspect, this property enjoys stunning unspoilt views, whether it is of the Wirral and beyond or the neighbouring countryside fields. The rear garden is a masterpiece as it occupies an oriental theme with a pergola ideal for alfresco dining to the top of the garden. Internal viewing is highly recommended to fully appreciate!



Accommodation

via a modern front door, leading into the;

Entrance Hallway

Being of a grand size, having lighting, power points, stairs to the first floor landing and doors off.

Bedroom Four

14'11" x 7'11" (4.57m x 2.42m)

Having lighting, power points, radiator and a uPVC double glazed box bay window onto the front elevation.

Garage

16'4" x 8'0" (4.99m x 2.45m)

Having lighting, power points, electric up and over door to the front and a wall mounted boiler.

Utility Room

10'8" x 7'10" (3.27m x 2.41m)

Comprising of a range of base and wall units, lighting, power points, radiator, stainless steel sink with tap over and a uPVC double glazed window onto the side elevation.

W.C.

8'1" x 3'4" (2.48m x 1.04m)

Comprising a low flush w.c., hand-wash basin with tap over, lighting and a uPVC double glazed obscure window onto the side elevation.

Home Office / Cinema Room

12'11" x 6'8" (3.94m x 2.05m)

A multi-functional room, having lighting and power points.

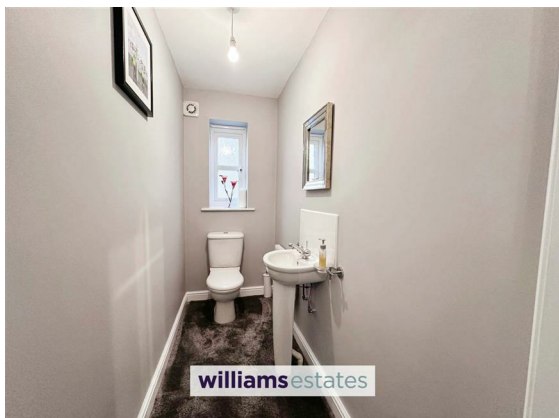
Stairs to the First Floor Landing

Having lighting, uPVC double glazed window onto the side elevation, stairs to the second floor and doors off.

Living Room / Dining Area

20'11" x 14'4" (6.39m x 4.38m)

A grand sized room, having lighting, power points, radiator, uPVC double glazed obscure window onto the side elevation and two large uPVC double glazed windows onto the front elevation enjoying spectacular views over towards the Wirral and beyond.



Kitchen/Diner

21'1" x 12'5" (6.43m x 3.80m)

A beautiful modern fitted kitchen, comprising of wall drawer and base units. Having integrated oven and microwave, six ring gas hob with modern extractor fan above, integrated fridge, integrated freezer, integrated dishwasher, sink and a half and drainer with a stainless steel mixer tap over, inset spot lighting, power points, radiators, space for dining, uPVC double glazed windows looking onto the rear garden and uPVC double glazed french patio door giving access to the rear.

Stairs to the Second Floor Landing

Having lighting, uPVC double glazed window onto the side elevation, storage cupboard and doors off.

Bedroom One

15'0" x 11'4" (4.58m x 3.47m)

Having lighting, power points, radiator, inbuilt wardrobe space, Juliette balcony with uPVC double glazed patio door and an en-suite off.

En-suite

9'3" x 4'9" (2.84m x 1.46m)

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower, lighting, radiator and a uPVC double glazed obscure window onto the front elevation.

Bedroom Two

11'4" x 10'5" (3.47m x 3.19m)

Having lighting, power points, radiator, inbuilt wardrobe space and a uPVC double glazed window onto the rear elevation.

Bedroom Three

9'4" x 6'11" (2.87m x 2.13m)

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

Bathroom

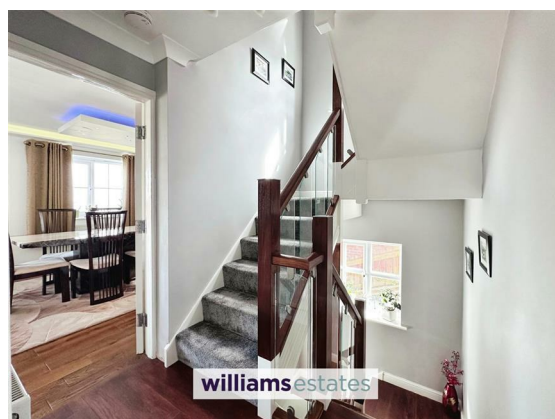
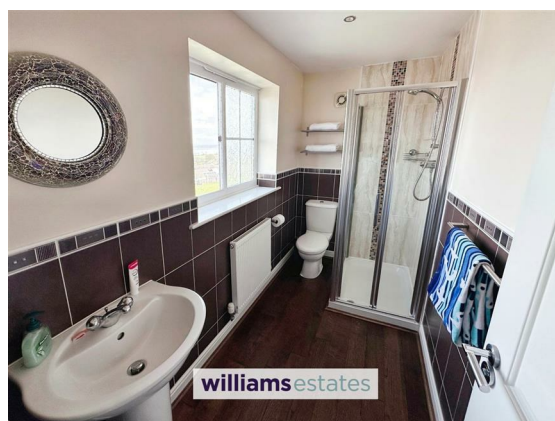
6'11" x 5'8" (2.11m x 1.73m)

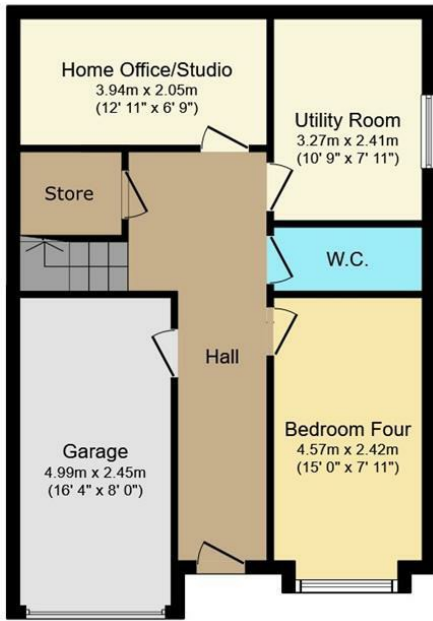
A modern fitted suite, comprising a low flush W.C., vanity hand-wash basin with mixer tap over, bath with wall mounted shower head over and stainless steel mixer tap, lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is approached via a driveway providing off-road parking for two vehicles, with steps to the side leading up to the rear garden.

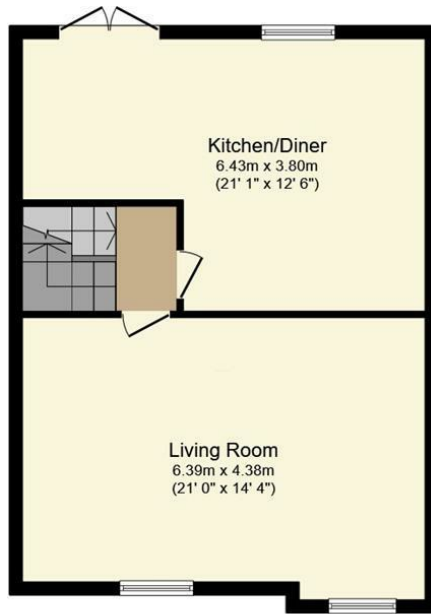
The rear garden is beautifully presented with mature flowering plants and a lawned area that is ideal for alfresco dining and bound by timber fencing. Steps then lead to the terraced area of the garden, occupying an oriental theme, having wild plants, decorative borders, pond, pergola enjoying unspoilt views across towards the Wirral and beyond and ideal for alfresco dining. To the very top of the garden, it is peaceful as it backs onto fields and enjoys a sunny aspect all day long.





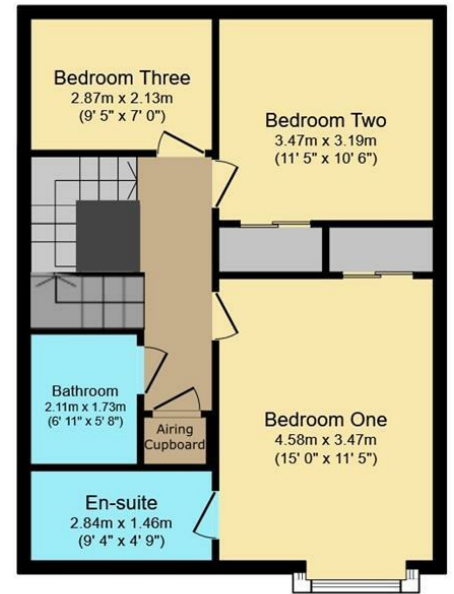
Ground Floor

Floor area 59.4 sq.m. (639 sq.ft.)



First Floor

Floor area 57.8 sq.m. (622 sq.ft.)



Second Floor

Floor area 57.6 sq.m. (620 sq.ft.)

TOTAL: 174.9 sq.m. (1,882 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	86
(69-80) C		
(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.