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Llyn Ddu Babel, Flintshire, CH8 8PP

£1,875,000

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EPC - C70

Council Tax Band - I Tenure - Freehold

SUMMARY

Welcome to this stunning detached house located in the charming village of Babell with approximately 7 acres of land. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is plenty of space for everyone to enjoy.

Situated on a generous plot, this house offers parking for several vehicles, making it ideal for those with multiple cars or visitors. Whether you have a growing family or simply love to host friends and family, this property provides the space and amenities to cater to your needs.

Don't miss out on the opportunity to own this beautiful home in Babell. Book a viewing today and envision the endless possibilities this property has to offer.



Accommodation

via double modern doors, leading into the;

Entrance Porch

Having space for coat hanging and shoe storage, with a uPVC double glazed obscure door leading into the;

Entrance Hallway

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

Office

14'1" x 11'5" (4.3m x 3.5m)

Having lighting, power points, fitted base units and wall units and a uPVC double glazed window onto the front elevation.

Living Room

24'4" x 14'1" (7.44m x 4.3m)

Having lighting, power points, feature wood burner with a complementary surround and hearth, uPVC double glazed windows onto the side elevation, uPVC double glazed window onto the front elevation and uPVC double glazed patio doors leading into the conservatory.

Cloakroom

Comprising of a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, partially tiled walls, inset spot lighting and extractor fan.

Kitchen

18'9" x 17'8" (5.74m x 5.4m)

Comprising of wall, drawer and base units with a high specification worktop over, wine cooler, integrated induction hob with built-in modern extractor, two integrated ovens, integrated microwave, uPVC double glazed window onto the rear elevation, sink with mixer tap over (with boiling water function), central island ideal for dining, doors off and double doors leading into the;

Garden Room

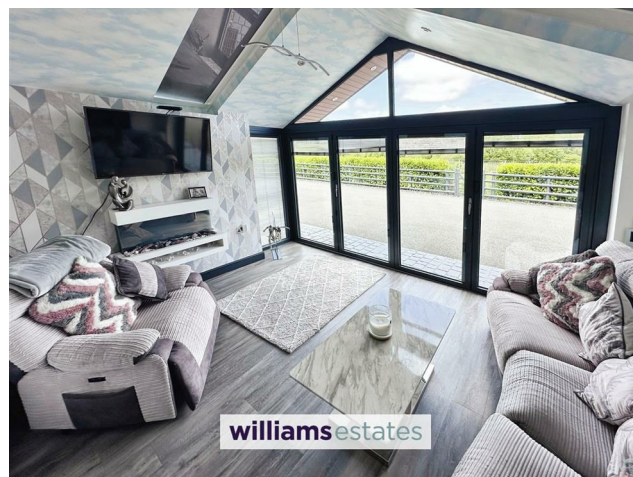
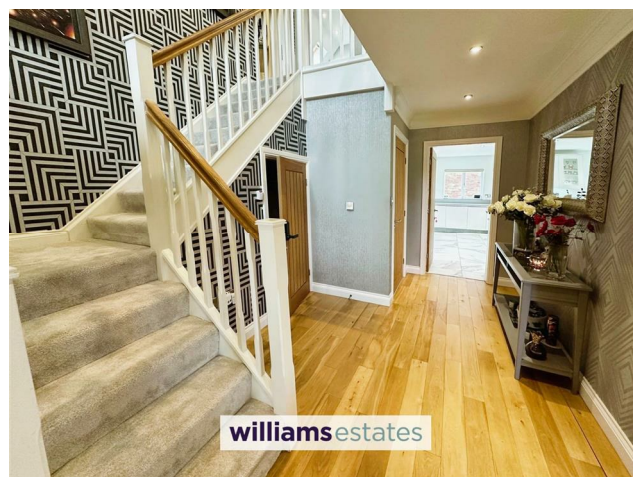
13'6" x 11'5" (4.12m x 3.5m)

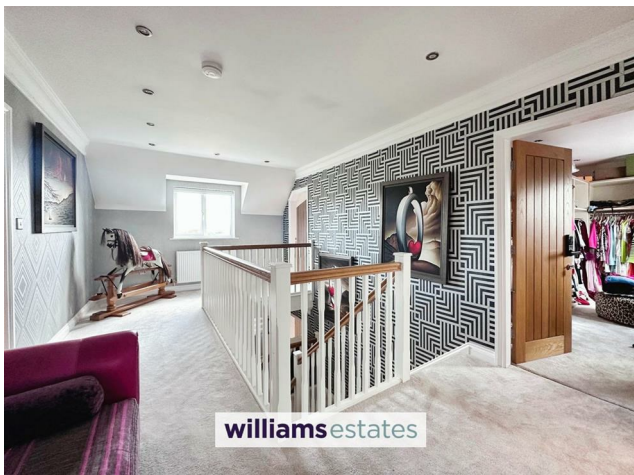
Having lighting, power points, double glazed units, velux windows and bi-folding patio doors giving access to the outside.

Dining Room

14'1" x 12'7" (4.3m x 3.85m)

Having lighting, power points, space for dining and double doors giving access to the outside.





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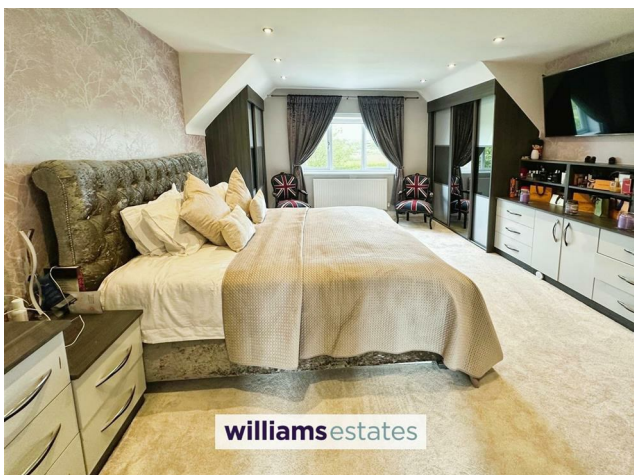
Utility Room

13'1" x 7'6" (4m x 2.3m)

Comprising of base and wall units with worktop over, space for under the counter appliances, space for a freestanding American style fridge-freezer, sink with stainless steel mixer tap over, inset lighting, radiator, power points uPVC double glazed window onto the side elevation, loft access hatch and a modern stable door giving access to the outside.

Stairs to the First Floor Landing

Having lighting, large landing space ideal for a home library, uPVC double glazed window onto the front elevation and doors off.



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Bedroom One

16'8" x 14'1" (5.1m x 4.3m)

Having lighting, power points, radiator, en-suite off, storage cupboard off, fitted wardrobes and a uPVC double glazed window onto the front elevation with views out across the surrounding fields.

En-suite

7'5" x 6'10" (2.27m x 2.1m)

Comprising of a walk-in shower enclosure with wall mounted shower head, vanity hand-wash basin, low flush W.C., tiled walls, wall mounted heated towel rail, lighting and a uPVC double glazed obscure window onto the rear elevation.



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Bedroom Two

16'11" x 12'6" (5.18m x 3.82m)

Having lighting, power points, radiator, fitted units, uPVC double glazed windows onto the side and rear elevation and an en-suite off.

En-suite

7'10" x 4'11" (2.4m x 1.5m)

Comprising of a walk-in shower enclosure, vanity hand-wash basin with tap over, low flush W.C., inset spot lighting, extractor fan, wall mounted heated towel rail and a velux window.



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Bedroom Three

14'1" x 10'5" (4.3m x 3.2m)

Having lighting, power points, radiator, cupboard for storage, uPVC double glazed window onto the front elevation and an en-suite off.

En-suite

11'1" x 4'5" (3.4m x 1.37m)

Comprising of a low flush W.C., hand-wash basin with tap over, walk in shower enclosure with wall mounted shower, partially tiled walls, inset spot lighting, extractor fan, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Bedroom Four

14'1" x 8'8" (4.3m x 2.66m)

Currently used as a dressing room, having lighting, power points and a uPVC double glazed window onto the rear elevation enjoying views of the countryside and beyond.



Bathroom

8'6" x 7'3" (2.6m x 2.22m)

Comprising a low flush W.C., vanity hand-wash basin with tap over, partially tiled walls, bath with a wall mounted shower head over, inset spot lighting, wall mounted heated towel rail and a velux window.



Outside

The property is approached via electric wrought iron double gates, with the property situated on approximately 7 acres. Having an extensive rear yard and well maintained lawns, with a superb patio area ideal for alfresco dining with sunken hot-tub. Housing four garages ideal for storage and having ample space for off-road parking on the properties grounds. Providing access to a large annex (with home gym, beauty room, cinema room and sports bar).

Home Gym

20'11" x 16'0" (6.4m x 4.9m)

Excellent gym space having lighting, velux windows and double patio doors, with shower room and dressing room off.

Cinema Room

17'11" x 16'2" (5.47m x 4.95m)

Having lighting, radiators and a uPVC double glazed window to the front.



Beauty Room

16'2" x 13'1" (4.95m x 4m)

Having lighting, power points and a being of a good size.

Sports Bar

29'10" x 20'6" (9.1m x 6.26m)

Having lighting, power points, bar, W.C. off





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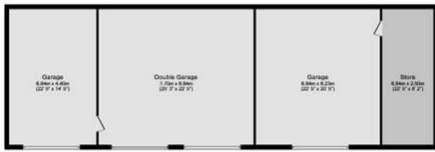




Ground Floor
Floor area 138.1 m²
(1,486 sq.ft.)



First Floor
Floor area 107.3 m²
(1,155 sq.ft.)



Outbuilding
Floor area 146.0 m² (1,572 sq.ft.)



Annex
Floor area 149.9 m² (1,613 sq.ft.)

TOTAL: 541.3 m² (5,826 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	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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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.