



Bryn Hafod Axton, Flintshire, CH8 9DH

£575,000

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EPC - E43

Council Tax Band - G Tenure - Freehold

SUMMARY

Nestled in the charming village of Axton and within an Area of Outstanding Natural Beauty, this delightful detached dorma bungalow offers a perfect blend of comfort and tranquillity. Spanning an impressive internal square footage and set within approximately one and a half acres, with a stunning south facing garden. As you approach the property, you are greeted by a spacious driveway leading to a detached garage, ensuring ample parking for both residents and guests. The bungalow boasts three to four well-proportioned bedrooms, offering flexibility for families or those seeking additional space for a home office or guest room.

The heart of this home is undoubtedly its large gardens, which basks in sunlight throughout the day. This expansive outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the serene surroundings with unspoilt views of the countryside. With its peaceful location and generous living space, this bungalow presents an exceptional opportunity for those looking to embrace a relaxed lifestyle while still being within reach of local amenities. Whether you are a growing family or seeking a tranquil retreat, this property is sure to impress. Do not miss the chance to make this charming dorma bungalow your new home.



Accommodation

Via a uPVC double glazed feature glazed door with side glass panels adjacent leading into:

Entrance Porch

5'4" x 9'4" (1.64m x 2.86m)

Having lighting and a timber glazed door leading into:

Entrance Hallway

Having lighting, power points, telephone point, two radiators, loft access hatch and a storage cupboard housing a Worcester boiler, shelves for storage and lighting.

Living Room

13'6" x 21'9" (4.14m x 6.64m)

Having lighting, two radiators, uPVC double glazed window over looking the beautiful garden and open countryside, power points, AGA multi fuel stove with a marble inset and hearth with a carved wood surround, a further uPVC double glazed window to the side and a uPVC double glazed sliding patio doors leading out to a paved seating area.

Dining Room

10'4" x 12'2" (3.15m x 3.72m)

Having a timber framed glass panelled door, uPVC double glazed window over looking the beautiful countryside, radiator, lighting, power points and the potential to be a fourth bedroom.

Kitchen

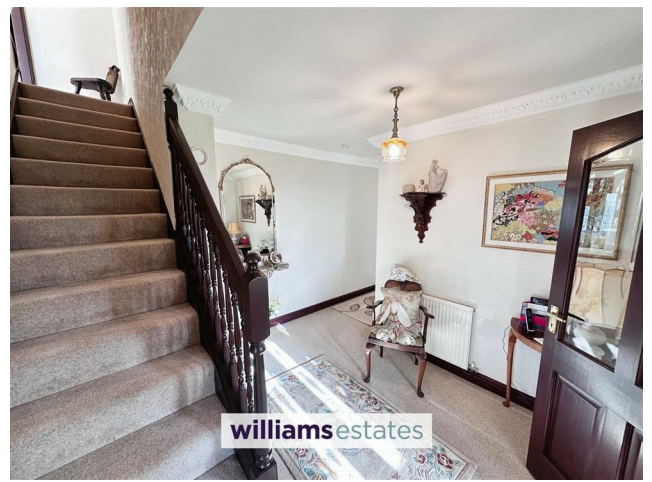
12'2" x 9'4" (3.71m x 2.86m)

Comprising of wall, drawer and base units, free standing cooker with a concealed extractor fan over, uPVC double glazed window onto the front elevation, stainless steel sink and half with drainer with stainless steel mixer tap over, perfectly positioned beneath the window offering a stunning view of beautiful gardens and open countryside, void for a dishwasher, integrated fridge freezer, lighting, power points, tiled floor, tiled splash back and a uPVC double glazed door onto the front elevation .

Cloak Room

8'0" x 5'3" (2.46m x 1.61m)

Having lighting, low flush W.C., hand wash basin with stainless steel taps over, storage cupboards and complementary worktop over, void for washing machine, partially tiled walls, timber framed double glazed window onto the front elevation.





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Family Bathroom

13'5" x 10'4" (4.11m x 3.16m)

Comprising of a low flush W.C., vanity hand wash basin with fixed mirror, cabinet and spotlighting above, tiled panelled bath with stainless steel taps over, uPVC double glazed obscure window onto the front elevation, good size shower enclosure with wall mounted shower and a glass sliding door, built-in cupboards for storage, radiator, tiled throughout, extractor fan and inset spot lighting.

Bedroom One

25'0" x 10'4" (7.63m x 3.16m)

Being a very good size bedroom having a timber framed double glazed window onto the side and rear elevations, two radiators, lighting, built in wardrobes, power points and the potential to be made into two bedrooms (as it was previously).



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Bedroom Two

12'9" x 9'11" (3.90m x 3.04m)

Having built in sliding mirror wardrobes, timber framed double glazed windows over looking the rear garden, radiator, power points and lighting.

Bedroom Three

15'1" x 13'8" (4.62m x 4.17m)

Having lighting, power points, radiator, telephone point, uPVC double glazed window onto the side elevation and a uPVC double glazed sliding french doors which open up onto the balcony thats overlooking beautiful gardens and untouched countryside views.



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Attic Space

37'9" x 16'4" max (11.53m x 5.00m max)

Having potential / opportunity to convert (subject to planning) to further bedrooms with fantastic views to the front.



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Outside

The property benefits from dual access onto the plot, via the front and side and having a septic tank.

The exterior of the property is truly impressive, starting with the double wrought iron gates that create an elegant first impression. As you drive in, a large driveway leads you to a detached garage, which features remote access for convenience, along with a personal door on the side for easy entry. Inside the garage, you'll find power points and lighting, making it a functional space for various uses.

The front of the property boasts a beautifully landscaped lawn, set in approximately one acre, (with the full plot size being approx 1.5 acres) providing ample space for outdoor activities and relaxation. The entire area is thoughtfully bounded by hedges and trees, including fruit trees, which not only enhance the aesthetic appeal but also offer privacy from the outside world. This setting creates a serene and inviting atmosphere, perfect for enjoying the beauty of nature right at home.

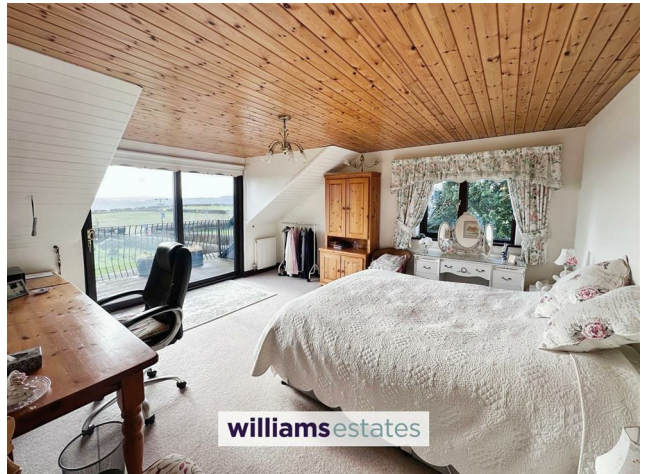
Garage

19'10" x 16'5" (6.05m x 5.00m)

Having lighting, power, up and over door, potential for a utility or conversion onto a home office subject to planning permission.

Important Agent Notes

The property is situated within an Area of Outstanding Natural Beauty, being close to local schools (and on a main bus route), Jacksons nursery, local pubs and SPAR garage. Having easy access to the A55 expressway towards Chester, Manchester and access to further afield.





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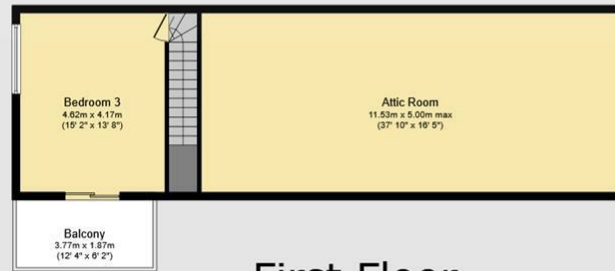


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Floor area 139.7 sq.m. (1,504 sq.ft.)

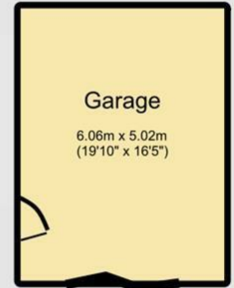


Floor area 81.7 sq.m. (879 sq.ft.)

TOTAL: 221.4 sq.m. (2,383 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		
(55-68) D		59
(39-54) E	43	
(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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