



**5 Maes Y Bryn, Berthengam, Flintshire,
CH8 9BA**

£365,000

 3  2  2  D

EPC - D60 Council Tax Band - E Tenure - Freehold

Maes Y Bryn, Berthengam

3 Bedrooms - House - Detached

This charming detached house in the tranquil village of Berthengam offers a spacious living environment with three double bedrooms, with potential to convert a space into a fourth bedroom. Set on a large plot, the property boasts off-road parking and a double garage, providing ample space for vehicles and storage. Additionally, the presence of timber stables making it ideal for those interested in equestrian activities or needing extra storage. With its serene village location and generous outdoor space, this home presents a wonderful opportunity for families or individuals seeking a peaceful lifestyle.



Accommodation

via a decoratively glazed front door, leading into the;

Entrance Porch

6'3" x 3'8" (1.93m x 1.12m)

Having space for coat hanging and storage, with cupboards housing the electrics, lighting and a timber door leading into the;

Entrance Hallway

Being of a good size, light and airy, having lighting, power points, radiator, stairs to the first floor landing with storage under, uPVC double glazed window onto the side elevation and doors off.

Bedroom Three

9'10" x 7'2" (3.01m x 2.19m)

Having lighting, power points, radiator, uPVC double glazed window onto the side and a cloakroom off.

Cloakroom

5'3" x 2'7" (1.62m x 0.80m)

Comprising a low flush W.C., lighting, extractor fan, vanity hand-wash basin with mixer tap over and tiled splashback.

Living Room

14'11" x 12'0" (4.57m x 3.66m)

Having lighting, power points, radiator, uPVC double glazed bay window onto the front, uPVC double glazed window onto the side elevation, complementary fireplace, T.V. aerial point and a door into the;

Kitchen

15'6" x 8'6" (4.74m x 2.61m)

Comprising of wall, drawer and base units with complementary worktop over, space for a free-standing cooker, space for under the counter appliances, boiler, stainless steel sink and drainer with mixer tap over, space for a freestanding fridge/freezer, uPVC double glazed window onto the side elevation, space for dining, lighting, power points, radiator, partially tiled walls, opening into the dining room/potential fourth bedroom, uPVC double glazed window onto the rear elevation and a double glazed door leading into the conservatory.



Dining Room

9'9" x 7'2" (2.99m x 2.20m)

Potential to be used as a fourth bedroom subject to works, having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Conservatory

10'6" x 7'5" (3.22m x 2.27m)

Having lighting, space for utility appliances, radiator and a uPVC double glazed door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, power points, radiator, loft access hatch, uPVC double glazed window onto the side elevation, storage cupboard and doors off.

Bedroom One

11'11" x 10'8" (3.64m x 3.27m)

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

Bedroom Two

12'6" x 12'0" (3.82m x 3.66m)

Having lighting, power points, radiator and two uPVC double glazed windows onto the rear elevation with unspoilt views of the countryside.

Bathroom

8'7" x 6'7" (2.63m x 2.02m)

Comprising of a jacuzzi bath with mixer tap over, and wall mounted shower head, low flush W.C., hand-wash basin with storage cupboards and mixer tap over, lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the rear elevation,

Garage

16'1" x 15'3" (4.91m x 4.66m)

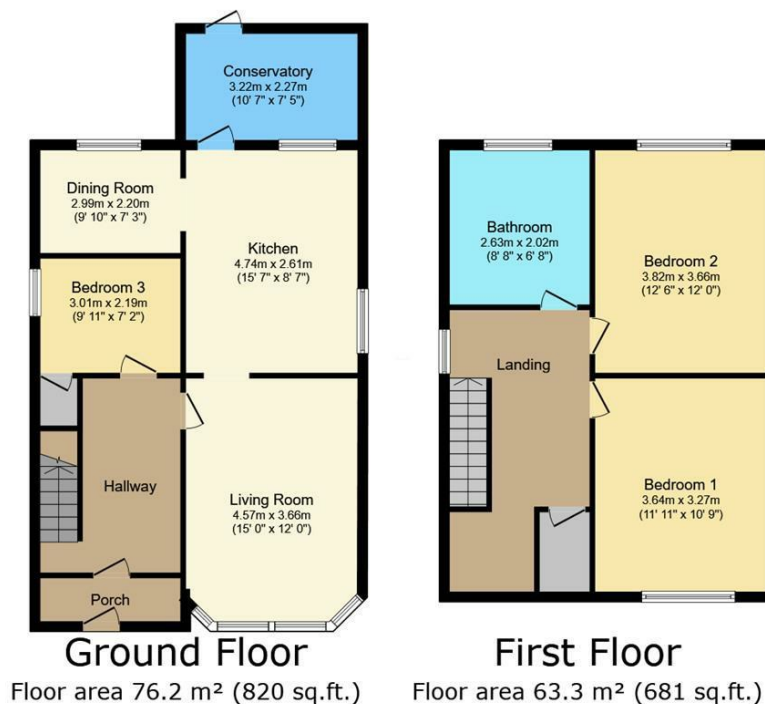
A double garage / potential workshop, having lighting, own electric supply and a great storage facility.

Outside

The property is approached via a pathway leading up to the front door, with the front garden being beautifully presented and laid to lawn. The resin driveway provides ample space for off-road parking and extends down the side to the rear of the property allowing vehicular access to the rear.

The rear garden is of ease and low maintenance, enjoying a sunny and peaceful aspect all day long. Housing timber sheds, timber stable / store & double garage /workshop. Being bound by timber fencing, having areas ideal for alfresco dining & outdoor seating. A larger than average sized garden being adaptable for any needs or requirements.



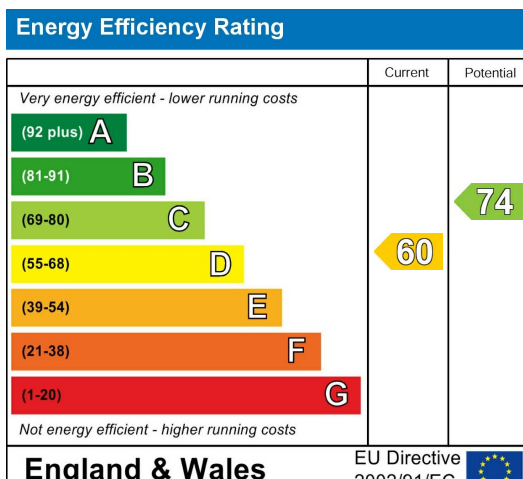


TOTAL: 139.5 m² (1,501 sq.ft.)

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

williams
estates

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.



Call us on
01745 888900

Prestatyn@williamsestates.com

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.

williamsestates