



**Waen Y Brodlas**  
Brynford, Holywell, Flintshire, CH8 8LS

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Waeln Y Brodilas

Brynford, Holywell, Flintshire, CH8 8LS

Offers over - £400,000

A superb opportunity to purchase Waeln Y Brodilas, a project property situated in a much sought after area of North Wales, in the quiet yet convenient Village of Brynford, Holywell. The property affords various outbuildings plus two separate fields extending to just over 2 acres.

Waeln Y Brodilas is a semi detached property which briefly comprises, entrance hall, store/utility, lounge, separate dining room, a large open plan breakfast kitchen and a bathroom. To the first floor there are 3 bedrooms.

Externally on approach, there is a walled lawned garden, vehicle and pedestrian access running alongside the property to the rear where there is a range of outbuildings consisting of 2 single storey storage barns and one large shed. Further to this there is a track leading to 2 separate fields. The property now requires refurbishment, however offers scope for improvement.

## LOCATION & VILLAGE INFORMATION

Brynford is a Village in Flintshire, North Wales and located to the South West of the Town of Holywell and near to the A55 North Wales Expressway linking the area to all major commercial centres of the North West.

The Village has a Primary School, a Day Care Nursery, a Church, a Public House, Restaurant and is also close to Holywell Golf Club. Regarding education, the property is within easy reach of local schooling including Brynford C.P School, St Winifred's R.C. School, Ysgol Gwenffrwd and Ysgol Maes-y-Felin. The Flint Train Station also sits within 4 miles of the property.





Breakfast Kitchen



Inner Hall



Store/Utility



Breakfast Kitchen

### **ACCOMMODATION ENTRANCE PORCH**

Double glazed door, door through to the inner hall and door through to the store/utility.

### **INNER HALL**

Window, tile flooring, radiator, door through to the breakfast kitchen.

### **STORE/UTILITY**

An L shaped store ideal for utility space and white goods.

### **BREAKFAST KITCHEN**

Large open plan breakfast kitchen with wall and base units, single drainer sink unit, oil fired Range cooker, plumbing point for a wash machine, tile flooring, 2 windows, connecting door through to the ground floor bathroom and dining room.



Lounge

### **BATHROOM**

Panel bath, wash hand basin, W.C. part tiled walls, window.

### **DINING ROOM**

Cast iron burner, storage cupboards to either side of the chimney breast, radiator, window, connecting door through to the lounge.

### **LOUNGE**

Window looking onto the garden, feature sandstone fireplace with inset open fire, stairs to the first floor landing.



Dining Room



Bathroom

**FIRST FLOOR  
BEDROOM 1**

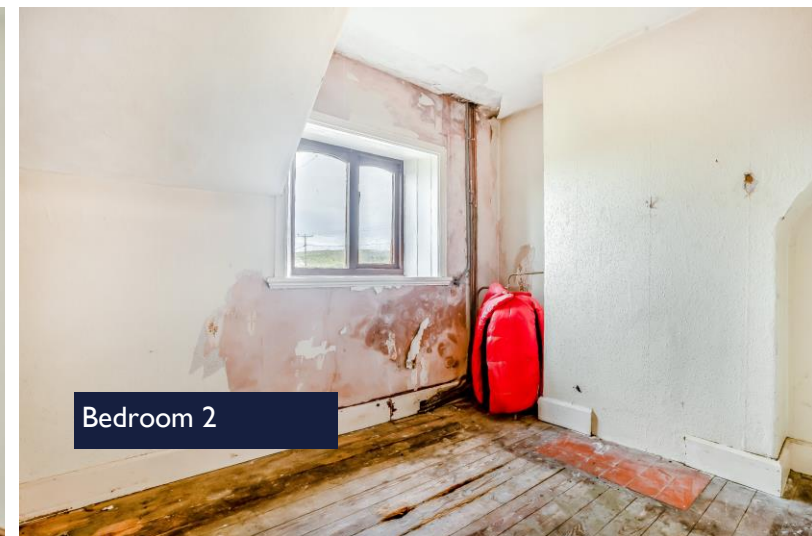
Double glazed window, radiator, built in cupboard.

**BEDROOM 2**

Window, hot water tank, radiator.

**BEDROOM 3**

Window, radiator.





Yard

### OUTSIDE

The property is approached from the highway onto an unadopted road, flagged by land owned by the Duke of Westminster. There is vehicle and pedestrian access to the rear of the property. There is wall lawned garden to the front and a selection of outbuildings incorporating 2 single storey stone barns/sheds, 1 large shed and track extending to 2 fields, one of which having an electric pylon and extending in total to 2.10 acres or thereabouts.



Outbuilding



Outbuilding

## DIRECTIONS

At Junction 32A of the A55 Expressway take the B5123 exit to Rhosesmor, turn left onto the B5123 turn right towards Martins Hill, turn left onto Martins Hill, continue onto Ffordd Groes, turn right off Ffordd Groes and the property can be found on your lefthand side.

## SERVICES

Mains electric, water and septic tank drainage.

## COUNCIL TAX

F

## EPC

F

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## APPROXIMATE DISTANCES

Chester City Centre – 19 miles

Manchester Airport – 46 miles

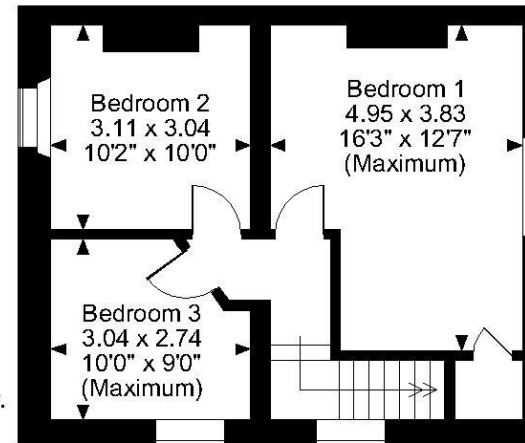
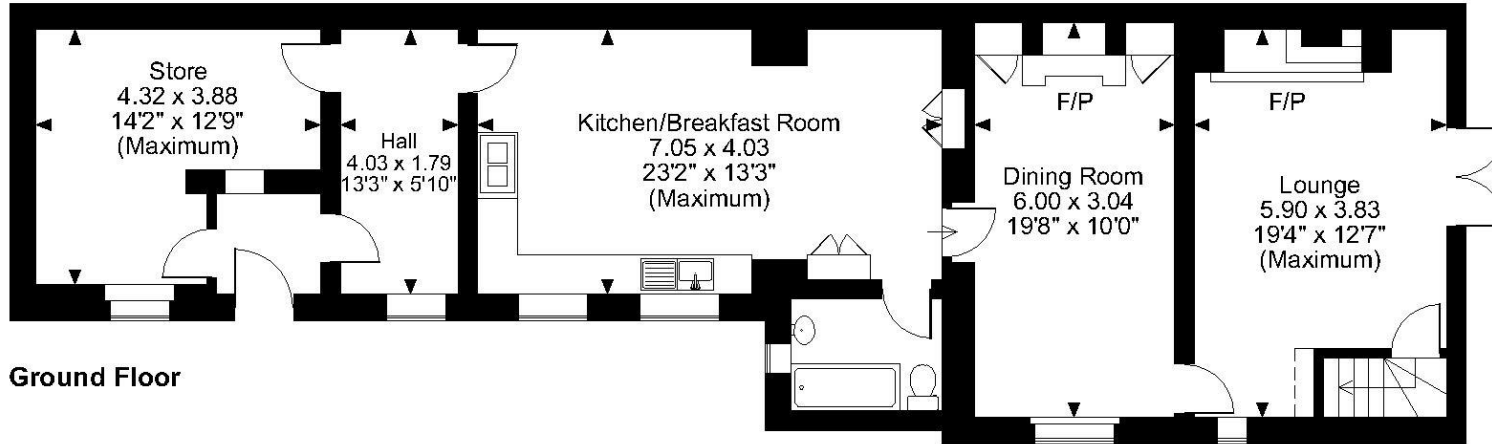
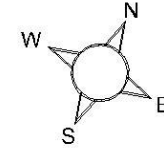
Liverpool John Lennon Airport – 38 miles

## DISCLAIMER

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**Waen-y-Brodflas Farm, Brynford, Holywell**  
**Approximate Gross Internal Area**  
**1576 Sq Ft/146 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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