



Pant Ifan Goch Holywell Road

, Rhualt, LL17 0AW

£825,000



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Ground Floor

Hallway

A well presented entrance which gives you a real flavour for what is on offer within this stunning home.

Living Room

15'9" x 20'4" (4.81 x 6.22)

Step into a world of warmth and comfort in this inviting living room that features a grand inglenook fireplace with a charming log burner. Within the heart of the home, this space effortlessly combines classic charm with modern convenience, creating an atmosphere that beckons both relaxation and togetherness.

Kitchen

10'11" x 19'10" (3.35 x 6.05)

Immerse yourself in to the captivating world of a farmhouse-style kitchen, where the essence of timeless charm intertwines with the artistry of culinary creation. Now, take a gaze at the heart of this masterpiece—none other than the legendary AGA cooker, emanating a gentle warmth that harks back to yesteryears, evoking a comforting nostalgia that transcends time.

Utility Room

8'0" x 7'2" (2.44 x 2.20)

A convenient, workable space tucked away. The utility room serves as a functional hub for tasks like laundry, cleaning, storing household items, and maintaining essential utilities, while helping to keep these activities organized and separate from the main living spaces.

Downstairs WC & Shower Room

5'3" x 6'11" (1.61 x 2.11)

Located on the ground floor, this compact space provides essential facilities for guests and residents alike. Featuring wash basin, walk in shower cubicle and WC.

Openplan Reception & Kitchen

18'4" x 30'4" (5.60 x 9.26)

The real heart of this home. A seamless and fluid living space giving you a superb environment perfectly suited to social occasions or day

to day living.

This setup promotes a sense of spaciousness and social interaction, allowing people to cook, eat, and entertain while staying connected with family members or guests. The open plan design incorporates a central island or breakfast bar, which serves as both a cooking and dining area, and large windows and doors that provide ample natural light. This arrangement fosters a more inclusive and collaborative atmosphere, enhancing the overall functionality and aesthetics of the home.

Guest Bedroom

10'11" x 9'10" (3.33 x 3.01)

Welcome guests into this convenient ground floor guest bedroom, boasting en-suite shower facility,

Guest Shower Room

6'11" x 9'9" (2.13 x 2.99)

Three piece shower room comprising walk in shower, wash basin and WC.

First Floor

First Floor Landing

Main Bedroom

20'9" x 15'7" (6.34 x 4.76)

Step in to a world of opulence. Emphasis on grand living space which presents itself as this impeccable main bedroom. previously two bedrooms, the current owners have meticulously knocked through to create a space fit for a King & Queen.

Second Bedroom

10'1" x 13'3" (3.09 x 4.06)

Bathroom

10'8" x 6'10" (3.26 x 2.10)

Setting bathroom standards high, this four piece suite offers you the best of both worlds with bathtub, walk in shower cubicle, WC and wash basin. Real luxury.

Second Floor

Tel: 01745 630322

Second Floor Landing

Landing space linking all second floor rooms.

Third Bedroom

20'8" x 15'7" (6.30 x 4.75)

Large double bedroom to the second floor of the property.

Fourth Bedroom

17'2" x 11'0" (5.25 x 3.37)

Large double bedroom to the second floor of the property.

External

Indulge in Nature's Symphony: Landscaped Gardens, Fishing Pond, and Al Fresco Oasis all intertwined into this magnificent outdoor space. Together, these elements create a harmonious blend of relaxation, recreation, and sensory delight. Whether you're fishing by the pond's edge, enjoying the culinary delights of al fresco dining, raising a toast at the bar, or tending to your botanical treasures in the greenhouse, this landscaped haven offers an enchanting escape from the ordinary.

The pond really is an enchanting focal point of the garden, casting a spell of peacefulness. Imagine spending your leisurely afternoons casting lines and watching ripples dance upon the water's surface.

Professional Garage Unit

Introducing the Ultimate Car Garage Perfect as a Commercial Unit: Where Precision Meets Performance! Are you a car enthusiast, a mechanic, or a car repair business owner seeking the ideal space to

elevate your automotive endeavors? Look no further than this state-of-the-art commercial unit tailored specifically for a car garage with a 5-tonne ramp and a cutting-edge spray booth. This is not just a workspace – it's a haven for automotive perfection.

Further boasting first floor office space with visibility across the workshop floor, you also have the benefit of toilet and kitchen facilities to the ground level. A real diamond of a unit with generous yard space to finish. A real opportunity to add an income should you wish, with the current owners more recently being offered in the region of £24,000 per annum (professional appraisal advised).



Road Map



Hybrid Map



Terrain Map



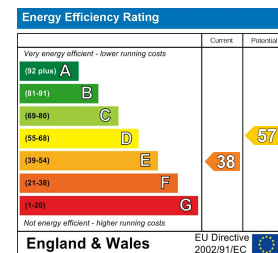
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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