



## Highlands Pant Du Road

Eryrys, CH7 4DD

£285,000



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## Property Description

### Accommodation Comprises

The property is approached via a large gravelled driveway offering 'Off Road' parking for several vehicles. Paved steps lead to the covered front entrance.

Upvc door with glass insets lead into:

### Entrance Hallway

Offering a warm welcome to the property with double panel radiator, textured and coved ceiling, wood effect laminate flooring, recessed spotlights and stairs rising to the first floor accommodation.

### Lounge/Bedroom

The versatile reception room is generously proportioned and features a substantial double-glazed window that overlooks the front elevation, allowing for plenty of natural light. It includes a charming feature fireplace, which has the potential to accommodate a solid fuel fire, set upon a tiled hearth, single panel radiator, t.v aerial socket, phone point, textured ceiling, and ample recessed spotlighting.

### Kitchen

Housing a range of wall and base units with complimentary works surfaces over and under counter lighting with built in breakfast bar area accentuated by stylish overhead lighting and feature archway leading to further kitchen space, ceramic sink unit with matching drainer and mixer tap over, space for electric oven and hob with extractor hood over and decorative tiled splashback, space for floor standing fridge/freezer, sliding doors provide access to a generous pantry cupboard, double panel radiator, tiled flooring and tongue and groove ceiling.

### Open Plan Living Area

A beautifully presented room which offers a large space for family living and entertaining with an abundance of natural light pouring through and allowing sight of the beautiful vistas surrounding the property.

### Lounge/Dining Room

The reception room is generously proportioned, providing a flexible environment ideal for family gatherings and entertaining. It accommodates a dining table, a lounge area, and a seating space that offers picturesque views of Moel Famau. The room features ample space for a dining table highlighted by a stylish light fixture, complemented by wood effect laminate flooring that extends throughout, tongue and groove ceiling and modern vertical radiator. The lounge area, accessible through an opening, is enhanced by double-glazed windows on both the side and rear, which overlook a mature garden. This space includes a log burner set on a tiled hearth, a T.V. aerial socket, a telephone point, and a textured ceiling, all while maintaining the continuity of the wood effect laminate flooring. At the

rear of the property, a small extension has been thoughtfully added, creating a tranquil retreat away from the hustle and bustle of everyday life, featuring a large glass area with patio doors that open directly into the rear garden.

Upvc door leads into:

### Bedroom One

A double bedroom with double glazed window to the side elevation offering extensive views of the garden and beyond, double panel radiator, fitted wardrobes fitted with shelving and hanging rails and textured and coved ceiling.

Frosted door leads into:

### En Suite

The En Suite is equipped with a three-piece suite that includes a shower enclosure featuring a mains shower, a wall-mounted floating sink unit, and a low flush toilet. The space is enhanced by partial wall tiling, a heated towel rail, and a double-glazed window positioned on the side elevation. Additionally, the room boasts a textured and coved ceiling, tiled flooring, and an extractor fan.

### Bedroom Two / Office

A versatile room that could be utilised as a second bedroom or office space if required with large double glazed window to the front elevation, wall to wall built in wardrobes offering an ample storage space, single panel radiator, and textured and coved ceiling.

### Utility Room

This area offers a practical work surface along with ample under-counter storage, featuring void and plumbing for a washing machine. It includes a floor-standing oil boiler and power outlets available for an extra refrigerator or freezer if needed. The rear elevation is enhanced by a double-glazed window and additional window provides a view of the kitchen, while the flooring is tiled and complemented by partial wall paneling.

### Stairs from hallway rise to

### Feature Landing Area

The expansive landing area provides an inviting reading nook, illuminated by a Velux window that allows natural light to flood the space, textured ceiling, ceiling light point, panelled walls enhance the character of the area, while plentiful storage options are cleverly integrated within the eaves and the recess above the stairs, ensuring both functionality and style.

Door leads into:

Tel: 01352 700070

### Bathroom

The bathroom features a well-designed three-piece suite that includes a low 'P' shaped panelled bathtub equipped with a glass privacy screen, a sink unit integrated into a stylish vanity stand, and a closed coupled low flush toilet accompanied by a vanity cupboard for additional storage. This space is enhanced by a coordinating vanity desk, providing an elegant area for morning routines. The room boasts a tongue and groove vaulted ceiling, a Velux window that allows natural light to flood in, tile effect laminate flooring for a modern touch, a double panel radiator, and a tiled splashback that adds a finishing touch to the overall aesthetic.

### Outside

The property is positioned away from the main road and can be accessed via a gravel driveway that offers generous 'Off Road' Parking suitable for multiple vehicles. This driveway leads to an archway that opens up to a beautifully landscaped wrap-around garden, which has been lovingly cared for over the years. The garden features mature shrubs and bushes, expansive lawn areas, and plenty of paved sections ideal for outdoor dining, all while providing stunning views of the picturesque surroundings. Enhancing the serene atmosphere is a koi fish pond, adding a touch of tranquility to the space. Additionally, the property includes a spacious workshop equipped with electricity and lighting.

### EPC Rating TBC

### Council Tax Band D

### Do You Have A Property To Sell?

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### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

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MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

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### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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