

Your home at heart.



**Hafod Pentre Hill Flint Mountain CH6 5QN**

**£575,000**



- Large Detached House
- Simply Stunning Throughout
- Superb Kitchen
- Set Over Four Floors
- Superb Location
- Open Plan Kitchen/ Living/ Dining Area
- Stunning En-Suites
- Large Plot With Fantastic Gardens

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## Pentre Hill Flint Mountain CH6 5QN

£575,000



Does this property work within your budget?

Find out today!

07547 411 506

01244 836 636

via Facebook



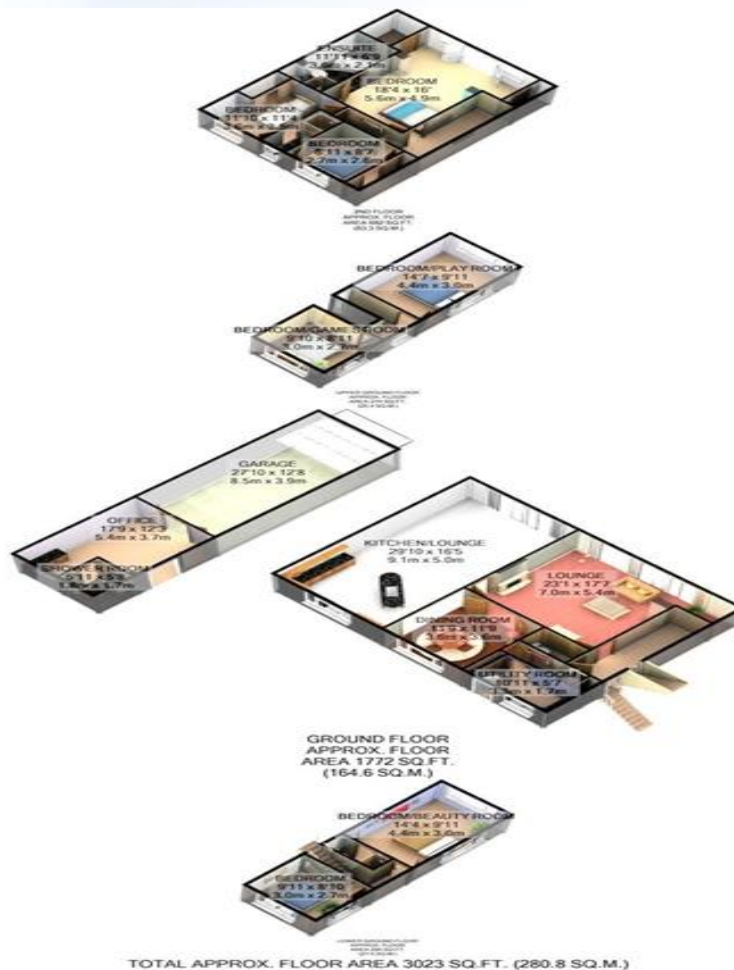


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## Floor Plans



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2019

### Introduction

This imposing property is located off a private road in Pentre Hill, Flint Mountain. In a secluded setting, this impressive family home offers complete privacy with no neighbouring properties in sight and only views of the stunning countryside to please the senses.

Superbly presented to a very high standard yet offering a warm welcoming ambience, this house briefly comprises beautiful open plan living/kitchen area, dining area, lounge, utility room, ground floor WC. Stairs from ground level lead to a lower level - Bedroom 6 being used as a beauty room with ensuite, and Bedroom 7. Stairs - also from ground level - lead up to the first floor bedrooms 4 and 5 currently being used as a play room and games room. Further stairs up to second floor - master bedroom with en suite and bedrooms 2 and 3 have a Jack and Jill suite. The property is fitted with CCTV and a burglar alarm system.

Outside the landscaped gardens of Indian stone patios and slated areas offer a stunning entertainment area.

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### Business Potential

If your looking for a property in the countryside with easy access to the cities of Chester, Liverpool and Manchester, this superb family home will tick all the boxes. Although it is surrounded by beautiful countryside, a 5 minute drive will take you to the A55 Expressway which is the major route across North Wales and into the city of Chester with motorway networks off to Liverpool and Manchester.

Because of it's location the property would also be a great business adventure as a bed and breakfast or guest house with guests being able to access the major coastal resorts of Llandudno, Conwy and Caernarvon as well as Anglesey and the holiday destinations of Port Madoc, Pwllheli and Morfa Nefyn on the LLeyn Peninsula. The Snowdonia National Park centred in an area of outstanding beauty is under an hour away, ideal for experiencing the wonderful scenery and mountain walks of North Wales.

This property would make an excellent central base for holidaymakers!!! Lots of business potential in a property that you can walk straight into with no work needed.

If you are just looking for a family home but need to commute to work - Chester is only 20 minutes from the property, Liverpool 45minutes and Manchester under an hour (always allowing for smooth traffic flow of course).

### Photos

Please be advised most of our photos are taken with a wide angle lens which can sometimes make the appearance of rooms look bigger. The aim is not to mislead but to show as much of the room off as possible. Prior to viewing we advise you to refer to the room measurements.

### Entrance

Via Bi-folding doors into open plan living/kitchen area, antique oak flooring.

### Living/ Kitchen Area 29' 10" by 16' 5" (9m 1cm by 5m )

Stunning large open plan living area/kitchen, with recessed spotlights, superb Ove 10kw log burner, space for sofa and table and chairs.

Large high spec kitchen with a range of wall and base units with quartz worktops, under cupboard lighting, and inset sink with instant boiling water tap, large range oven with gas hob and extractor over, integrated dishwasher .Built in units housing American style fridge/freezer, integrated wine cooler. Island area with a range of base units and granite worktop with further inset sink. Custom designed resin floor,feature low hanging ceiling light, double glazed window to rear aspect.

### Dining Area 11' 9" by 11' 9"(3m 6cm by 3m 6cm)

Archway from kitchen into dining area with antique oak flooring, feature ceiling light, radiator, double glazed window to rear aspect, double doors opening into the lounge.

### Lounge 23' 1" by 17' 7" (7m by 5m 4cm)

Large lounge with fitted carpet, stunning ceiling lights, radiator, Bi-folding doors to front aspect, gas remote control fireplace, oak fire door.

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**Utility Room** 10' 11" by 5' 7" (3m 1cm by 1m 7cm)

Fitted with a range of wall and base units with contrasting worktops and sink unit with spiral spring style mixer tap. Space and plumbing for washing machine, space for dryer. Recessed spotlights, radiator, wooden flooring, double glazed window and UPVC door to rear garden.

**Hallway**

Wooden flooring, storage cupboard, recessed spotlights, radiators, doorway through to WC, stairs out to other levels.

**Ground Floor WC**

Comprising WC and wash hand basin in built in vanity unit, antique oak flooring, ceiling light & chrome towel rail, oak fire door.

**Bedroom Six/ Beauty Room (Lower Level)** 14' 4" by 9' 11" (4m 4cm by 3m )

Wooden flooring, radiator, double glazed window to side aspect, French doors to front aspect, recessed spotlights, oak fire door through to en-suite.

En-suite comprising WC, wash hand basin & shower cubicle, ceiling light, wooden flooring, chrome towel rail.

**Bedroom Seven (Lower Level)** 9' 11" by 8' 10" (3m by 2m 7cm)

Wooden flooring, radiator, feature ceiling light, double glazed windows to side and rear aspect, oak fire door.

**Bedroom Five/ Play Room (First Floor)** 14' 7" by 9' 11" (4m 4cm by 3m )

Stairs up to first floor, wooden flooring, feature ceiling light, radiator, double glazed window to side aspect.

Playroom with wooden flooring, feature ceiling light, radiator, double glazed windows to front & side aspects, oak fire door.

**Bedroom Four/ Games Room (First Floor)** 9' 10" by 8' 11" (3m by 2m 7cm)

Fitted carpet, ceiling light, radiator, double glazed windows to side & rear aspects, oak fire door.

**Staircase To Second Floor**

Oak staircase with glass side panels and stair lights, feature ceiling light, radiator.

**Bedroom One** 18' 4" by 16' (5m 6cm by 4m 9cm)

Stunning large main bedroom with oak flooring, feature ceiling lights, feature vertical radiator, built in wardrobes.

Further area off main bedroom creating a fabulous seating area with French doors and double glazed windows.

Doorway through to en-suite.

**En Suite**

Comprising WC, vessel sink in built in vanity unit, corner shower cubicle with luxury shower board, drench head shower and body jets. Slipper style free standing bath with sky light above. Ceiling light, chrome towel rail, wooden flooring.

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**Bedroom Two** 11' by 11 4" (3m 6cm by 3m 5cm)

Oak flooring, recessed spotlights, double glazed window to rear aspect, fitted wardrobes, doorway though to Jack and Jill en-suite.

**Jack And Jill En-Suite**

Comprising WC, wash hand basin in built in vanity unit and shower cubicle with luxury shower board, drench head shower and body jets, and a glass screen. Double glazed window to rear aspect, chrome towel rail, ceiling light.

**Bedroom Three** 8' 11" by 8' 7" (2m 7cm by 6m 9cm)

Oak flooring, recessed spotlights, double glazed window to rear aspect, radiator, fitted wardrobes.

**Outside**

Remote controlled electric gated entrance leads onto a huge stoned driveway leading to a detached garage with electric roll door, power & lighting. Indian stone & decked seating areas leading to the Bi-fold entrance doors. There are steps down from the decked area leading to a side garden and a large lawn area. Bushes and trees marking the boundary.

At the rear there is an Indian stoned patio and slated areas leading to a side entrance into the office space at the rear of the detached garage.

**Detached Garage/ Office Space** 27' 10" by 12' 8" (8m 5cm by 3m 9cm)

Detached garage with electric roll door with power & lighting, double doors inside lead through to the office space. Possible garage conversion to annex/granny flat.

**Office Space** 17' 9" by 12' 3" (5m 4cm by 3m 7cm)

To the office space there is wood effect flooring, recessed spotlights, kitchen area with grey high gloss wall and base units and contrasting worktops, stainless steel sink unit, space for under counter fridge. Doorway through to bathroom.

Bathroom comprises of WC, wash hand basin & corner shower cubicle with luxury shower board and glass screen. The office space has its own boiler & central heating system.

**Facebook Live Video**

A live video has been carried out at this property by Ben Roberts, showing the property and discussing the main features and the surrounding area. Please take a look at our Facebook page to view this. (Keystone Estate Agents)

**Virtual Tour**

Please take a look at our website [www.keystonepmc.co.uk](http://www.keystonepmc.co.uk) to conduct a virtual reality viewing of this property.

**To Arrange a Viewing**

Contact Keystone on 01244 836636





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### **Mortgage Advice**

At Keystone we are not your average everyday estate agent. We have fully qualified Mortgage Consultants in house so you can walk in and expect to receive independent mortgage advice from across the whole market place, six days a week. We consider all sorts of circumstances and will work hard to find you the best deal on the market. Pop in today or give us a call on 01244 836636.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

Keystone is authorised and regulated by the Financial Conduct Authority

### **NOTE FROM KEYSTONE**

Mistakes can happen when writing up details and Keystone advises any potential buyer to confirm what is and isn't being left at the property with the vendor prior to making any offers. The buyer is responsible for checking all details and houses are sold as seen.

Keystone has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

We follow the government guide - Consumer protection from unfair trading regulations 1999. For more details of this go to [www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts](http://www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts)



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## Energy Performance Certificate



Hafod, Pentre Hill, Flint Mountain, FLINT, CH6 5QN

**Dwelling type:** Detached house

**Date of assessment:** 27 June 2019

**Date of certificate:** 04 July 2019

**Reference number:** 8701-6926-9770-7053-9926

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 237 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

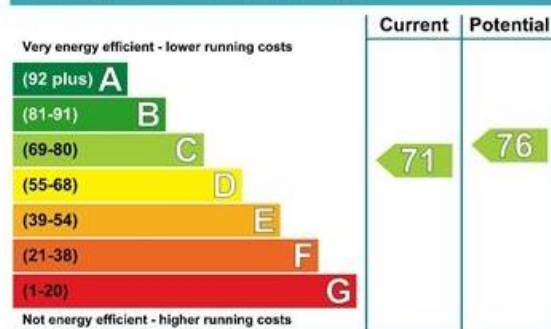
**£ 4,509**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 339 over 3 years	Not applicable
Heating	£ 3,753 over 3 years	£ 3,753 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
<b>Totals</b>	<b>£ 4,509</b>	<b>£ 4,509</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 930

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.