



**Berthen Road, Holywell, CH8 8LT**

**£320,000**

**STUNNING DETACHED BUNGALOW!!!** We are proud and feel privileged to be able to present to you this beautifully presented and maintained 2/3 bedroom detached bungalow, situated in within the popular area of Halkyn Mountain!





# Eryl Berthen Road, Lixwm, Holywell, CH8 8LT

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2/3 bedroom detached bungalow, situated on the outskirts of Lixwm. Benefiting from stunning views to the front aspect looking towards Snowdonia Nation Park, deceptively spacious living accommodation and detached single garage.

The living accommodation briefly comprises of; lounge, open kitchen area, family room with patio doors leading to the rear garden, utility room, 2 double bedrooms and bathroom.

Lixwm is a popular rural village standing approximately 7 miles from Mold and 3 miles from Holywell both of which provide an excellent range of facilities catering for most daily requirements. The bungalow is conveniently located within 1.5 miles of the A55 Expressway, enabling ease of access towards Chester, Deeside, Liverpool and beyond. The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

FREEHOLD  
Council tax band - E

## GROUND FLOOR

### Lounge 11'10" x 11'10" (3.63m x 3.63m)

Carpet flooring with bay fronted window with scenic views, blind and multi-fuel burner with brick fireplace surround

### Kitchen 9'10" x 16'10" (3.00m x 5.14m)

High gloss stone effect ceramic tiled flooring with blind and open aspect through to the family room. An electric Rangemaster double oven and hob, a range of fitted kitchen units, worktops and space for free-standing kitchen appliances

### Family Room 13'5" x 21'7" (4.11m x 6.58m)

A splendid family room, with a high vaulted ceiling with two double glazed Velux-style windows. It is well lit with two large double

glazed windows together with French doors opening to the rear garden. High gloss stone effect ceramic tiled floor.

### Utility/Shower room 13'3" x 4'8" (4.04m x 1.43m)

Fitted working surface with void and plumbing for washing machine, space for tumble dryer. Wall cupboards, large corner shower cubicle with glazed screen and electric shower, extractor fan, two double glazed windows, high gloss stone effect ceramic tiled floor, heated towel rail. Central heating boiler, and additional loft storage

### Bedroom 11'0" x 10'10" (3.36m x 3.31m)

Carpet flooring with window to the front elevation benefiting from scenic views, fitted wardrobes and curtains

### Bedroom 10'10" x 10'11" (3.31m x 3.33m)

Carpet flooring with window to the side and curtains

## Bathroom

Tile flooring with 3 piece bathroom suite in white comprising a free-standing roll-top bath, floor to ceiling tiled decor, radiator and access to main loft

## EXTERNAL

A lovely private property in an elevated position standing on a country lane in the heart of rolling countryside and with uninterrupted valley views stretching to Snowdonia National Park to the front elevation. Ample off-road parking to the front of the property for multiple vehicles, with driveway extending the rear garden and detached single garage. Private rear garden benefiting from a South-easterly aspect with laid to lawn and patio area.









