



HOLYWELL ROAD, EWLOE

OFFERS OVER £400,000

- SUBSTANTIAL DETACHED HOME
- STUNNING REAR VIEWS OVER FIELDS
- NEW DOORS AND WINDOWS
- IMMACULATELY MAINTAINED
- LARGE PRIVATE DRIVEWAY
- INTEGRAL GARAGE



HOLYWELL ROAD, EWLOE

4
BED

3
BATH

2
RECEPTION

A substantial and beautifully maintained four bedroom detached home, tucked away in a private position within the highly sought-after town of Ewloe.

This impressive home has been cared for to an exceptional standard and is truly ready to move into. Recently fitted with new doors and windows throughout, it combines modern comfort with a warm and welcoming feel.

On entering, you are greeted by a full-height hallway with a gallery landing that sets the tone for the space and light found throughout the property. The ground floor offers a generous lounge, a separate study, a well-appointed kitchen/dining room with adjoining utility room, a convenient WC, and a stunning conservatory. The conservatory has been upgraded with an insulated roof, making it an inviting space to enjoy all year round. From here, you can take in lovely views over the private rear garden and open fields beyond.

The exterior of the property is equally impressive. A large driveway provides ample parking for multiple vehicles, while the tree-lined front aspect offers excellent privacy and effective sound insulation from the road. The grounds also include

an outdoor sunroom and two garages, providing additional flexibility and storage.

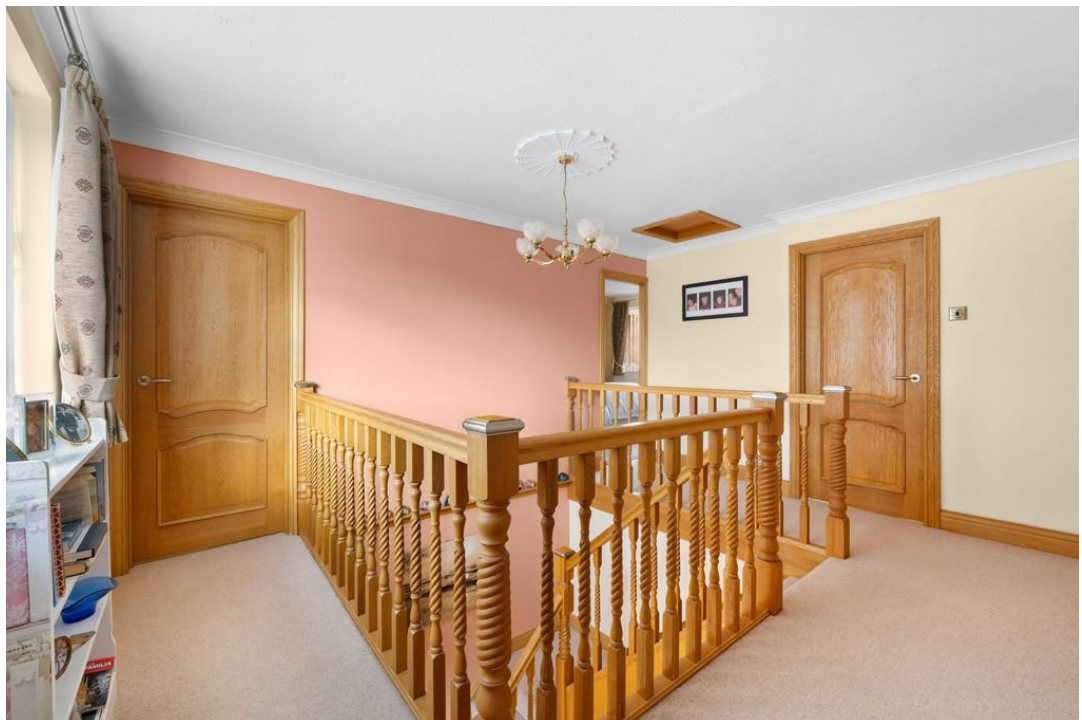
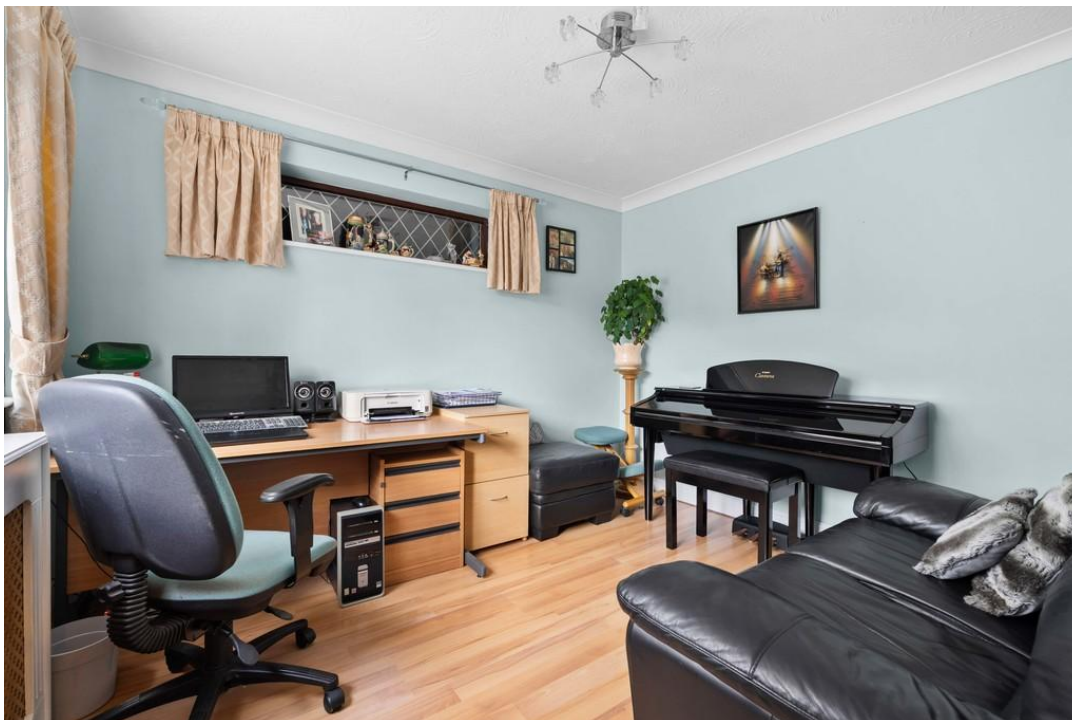
Upstairs, there are four generous bedrooms, with the main bedroom featuring fitted wardrobes and a stylish ensuite. The family bathroom is well presented and finished to a high standard.

Set in a peaceful and desirable location, the property is within easy reach of local shops, reputable schools, and St. David's Business Park. Ewloe remains a popular choice for families and professionals alike, with excellent access to the A55, just one mile from Hawarden, around eight miles from Chester, and convenient transport links to both Manchester and Liverpool.

This is a truly impressive home that has been lovingly maintained and is ready for its next owners to simply move in and enjoy. Early viewing is highly recommended.









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COUNCIL TAX

Band F

LOCAL AUTHORITY

Flintshire County Council

TENURE

Freehold

SERVICE CHARGE (PA)

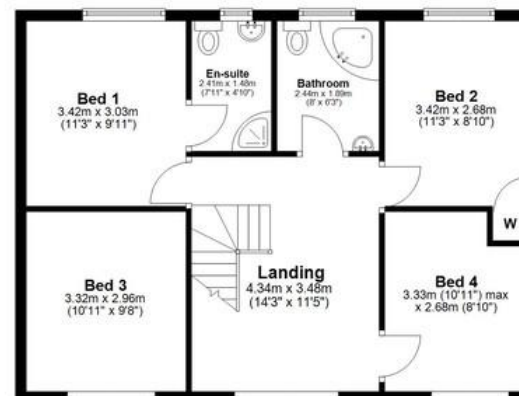
GROUND RENT (PA)

EPC

Ground Floor



First Floor



TOTAL FLOOR AREA 1,958 sq ft / 182 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.