

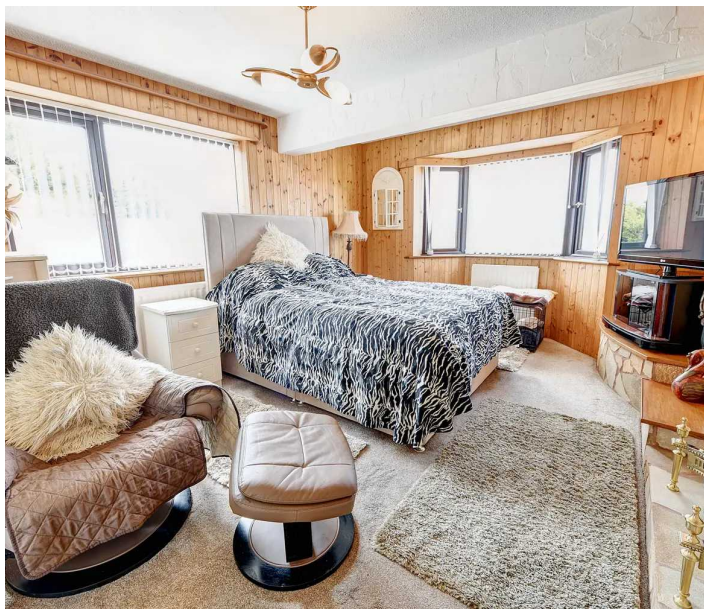


Newholme Marian, Trelawnyd – LL18 6EB

£390,000 Freehold

This charming detached bungalow is situated in Trelawnyd boasts stunning countryside views. It's a property not to be missed, offering a unique appeal.

SIMPLY ESTATES



Porch

The thoughtfully designed space serves as a warm and welcoming introduction to the property. A charming window allows natural light to filter into the porch, creating a bright and airy atmosphere. With practical features like a place for coats and shoes, helping to keep your home clean and organised.

Hallway

The L-shaped design offers versatility for different uses, from a welcoming entryway to a functional space for everyday needs.

Main Bedroom

17' 7" x 11' 9" (5.36m x 3.57m)

This spacious double bedroom is filled with light, featuring two large windows that allow an abundance of natural light to flood the room.

Bedroom Two

16' 7" x 11' 7" (5.06m x 3.52m)

This elegant double bedroom, with bespoke fitted furniture and two windows, is a beautifully designed space that is bright, inviting, and full of potential due to its generous size.

Living Area

13' 0" x 11' 5" (3.95m x 3.48m)

This inviting living area, leading to a charming conservatory, combines comfort and functionality, creating a perfect space for relaxation and enjoyment throughout the year.

Conservatory

14' 10" x 10' 1" (4.51m x 3.07m)

The conservatory offers a versatile additional space, flooded with natural light. With views of the garden, the conservatory provides a retreat that can be enjoyed year-round, regardless of the weather outside.



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Shower Room

9' 3" x 8' 3" (2.82m x 2.51m)

The recently renovated shower room includes a three-piece suite consisting of a large walk-in shower cubicle with a Myra shower, a pedestal wash hand basin, and a low flush W.C. The space, with walls adorned with tile-effect panels, is brightened by two windows that allow extra light to fill the room.

Kitchen/Diner

13' 9" x 11' 9" (4.19m x 3.57m)

The kitchen offers a spacious and efficient layout, perfectly designed to accommodate both cooking and dining, with a range of cream-fronted base cupboards, drawers, and matching wall units. Leading to a charming utility and porch, it offers easy access to the outdoors, thereby enhancing the kitchen's functionality.

Utility

7' 8" x 6' 4" (2.33m x 1.92m)

This functional utility room, complete with sink, a toilet and ample storage cupboards, offers a practical and efficient space that enhances the overall convenience and organisation of your home.

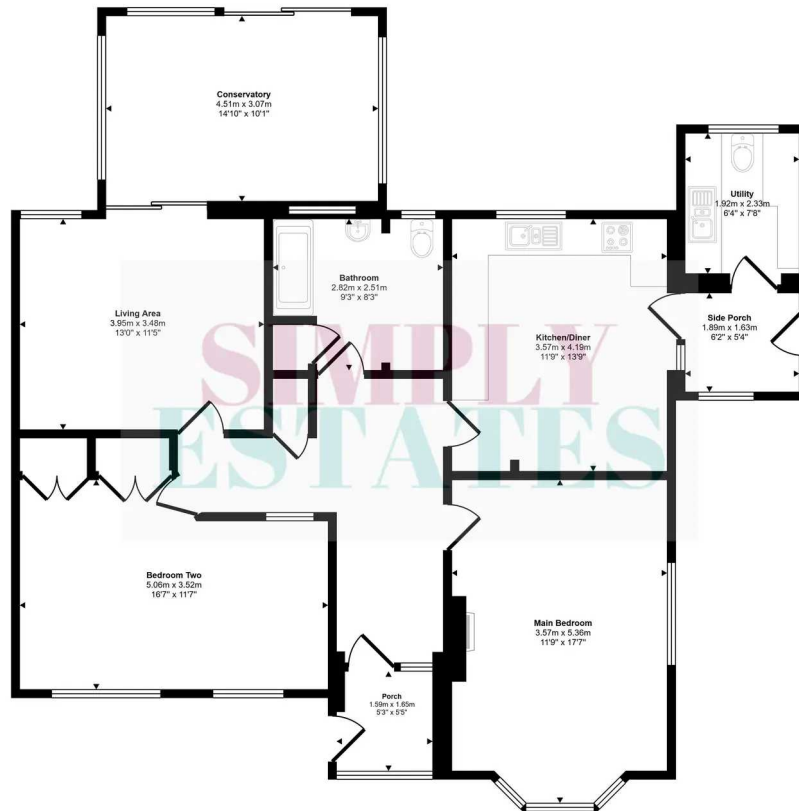
Side Porch

6' 2" x 5' 4" (1.89m x 1.63m)

This charming porch serves as a welcoming side entrance to the home, offering a perfect blend of style and functionality providing access to the utility and kitchen.



Approx Gross Internal Area
116 sq m / 1249 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

External Areas

This property boasts beautiful gardens that create a tranquil and picturesque setting, perfect for nature lovers and those who enjoy outdoor living. Filled with lush greenery, including well-manicured lawns, mature trees, and vibrant flower beds, offering a serene and scenic environment. Fully enclosed and offering a high degree of privacy, the gardens provide a safe and secure environment for children and pets to play freely. Designed to be enjoyed year-round, the gardens provide a beautiful backdrop to the property and a wonderful outdoor retreat in every season. Garden is accessed via double timber gates onto a driveway providing off road parking with car port, garage and enclosed area housing the oil storage tank. As an added bonus, the owners are willing to negotiate the inclusion of a caravan with the sale of the property. This offers an excellent opportunity for those looking for additional accommodation options or holiday getaways.



SIMPLY ESTATES