

The Catch

MS11033



HALKYN

£450,000

Sunnyside, The Catch, Halkyn, HOLYWELL, CH8 8DU
£450,000 MS11033



DESCRIPTION: If you are looking for peace and tranquillity in a RURAL SETTING this delightful character property may be the one for you. Lovingly ENHANCED AND DEVELOPED by the present owner with many features and still fitting the requirements of modern day living and also having MODERN ENERGY SAVING BENEFITS. DETACHED BUNGALOW, Entrance porch, entrance hall, 2 BEDROOMS, Beautiful bathroom which is flooded with light Large open plan modern kitchen and dining space with log burner and having a staircase to the loft space where there are 2 large co joining spaces with limited height restriction, lounge with feature inglenook with log burner and bright and airy spacious conservatory. Air source heating, solar panels and double glazing. Colourful established cottage style gardens, Driveway for several cars, LARGER THAN AVERAGE GARAGE 23' 9" x 14' 3" Further substantial workshops. A REALLY MUST VIEW PROPERTY.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am-2.00pm Saturday

DIRECTIONS: Join the A55 link Road in the direction of Holywell and continue until taking exit 32B for Halkyn. Continue until taking the first turning left and continue to the "T" junction turning left for Halkyn. Proceed over the cattle grid and take the second right into the village and proceed until take a track on the left hand side which is opposite a large red brick house on the right with a yellow salt bin at the end and continue along here towards a mast passing a double garage on the right and on reaching Copar Farm Cottage on the left the entrance to this property is immediately on the left via timber gates.

LOCATION: A much sought after rural location being convenient for the A55 Link Road providing access to Chester, Liverpool and the North Wales Coast.

HEATING: Air source heating with radiators.

ENTRANCE PORCH Double glazed window.



ENTRANCE HALL: A welcoming space with authentic timber doors leading to the bedrooms and stunning bathroom.

BEDROOM 1: 13' 5" x 8' 8" (10' 11" (max to wardrobe recess) (4.09m x 2.64m) Radiator and double glazed window. Wardrobes and storage to length of one wall with mirror panel doors with a pelmet above with LED lighting.



BEDROOM 2: 10' 4" x 7' 7" (3.15m x 2.31m) Radiator and double glazed window.

BATHROOM: Beautifully created and providing a double glazed Velux window letting the light flood in. Ball and claw foot bath, w.c., wash hand basin and corner shower cubicle, LED lighting. Complementary wall and floor tiles.



LOUNGE: 13' 8" x 10' 9" (4.17m x 3.28m) Radiator and double glazed window. Exposed stonework walling and inglenook fireplace with log burner. Double glazed French doors.



DINING ROOM: 15' 5" x 14' (4.7m x 4.27m) Radiator and two double glazed windows. Exposed stonework and log burner, Tiled floor. A great space for entertaining. Stairs to loft space. Opening to:-



KITCHEN: 11' 5" x 11' 1" (3.48m x 3.38m) Two double glazed windows. Plumbing for an automatic washing machine, single stainless sink unit with storage below and matching modern wall and base units with work surface over. Bush range combination cooker with electric ovens and gas hobs (Calor gas). Centre island. Tiled floor.



CONSERVATORY "L" SHAPED 16' 7" (max)x 15' 8"(max) (5.05m x 4.78m) Radiator
Double glazed windows and doors to the gardens. Laminate floor. Looking out over the colourful gardens.



LOFT ROOM 1: 19' 2"(max) x 13' 3" (5.84m x 4.04m) Built in storage, double glazed window and double glazed Velux window. Restricted head height.



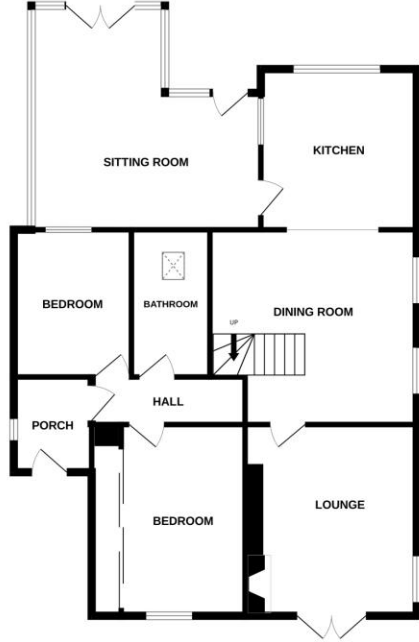
LOFT ROOM 2: 19' x 11' 1" (5.79m x 3.38m) Built in storage, double glazed window and double glazed Velux window. Cupboard housing the water tank. Restricted head height.



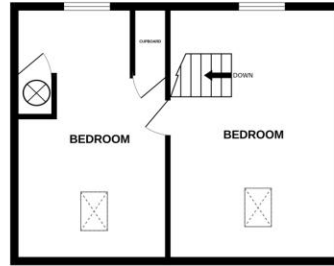
OUTSIDE: Timber gated entrance to a drive providing parking for several cars leading to the garage with light and power connected. Further timber gated open onto the cottage style gardens where there are lawns, established colourful plants, An arch with established climbing roses and an alfresco seating area. Outside water supply. To the front is a central paved area and coloured stone and a climbing rose by the canopied pitched roof entrance to the front. To the side is the air source heating unit. Further secure interlinking work shops 15' 2" x 9' 9" and 15' 2 x 6' 7" with light and power connected.



GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.