



## Bron Haul Pen Y Ball

, Holywell, CH8 8SZ

£315,000



Reid & Roberts are delighted to offer for sale this Immaculately presented Three Bedroom Detached Bungalow situated within a sizeable plot with Panoramic Views over the Dee Estuary, Irish Sea and Wirral Peninsular. The property benefits from having Spacious living accommodation which has been maintained to an impeccable standard creating a 'move in ready' home. The property benefits from Upvc double glazing and Gas Combi Central heating and is being offered to the market with No Onward Chain.

In brief the accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, rear porch/Utility with Three Bedrooms and a Bathroom.

Outside the property benefits from having a driveway which provides Ample 'Off Road' Parking and leads to a car port which has the potential to be converted into a garage. Paved patio seating area to the front benefits from Panoramic views. To the rear you will find a mainly laid to lawn garden with raised decking area perfect for outdoor furniture and al fresco dining.

Pen Y Ball is a small Hamlet on the outskirts of Brynford and Holywell Town, benefiting from accessibility whilst retaining a country feel. Holywell Town Centre offers a wide range of Shops, Schools, Public Houses and Recreational Facilities. The A55 is close by which offers a link-up to the main motorway networks throughout the Northwest region.





### Accommodation Comprises

Steps up to a UPVC door with decorative frosted unit and matching side unit, opens to:

#### Reception Hallway 10'4" x 14'0" (3.16m x 4.29m)

Offering a warm welcome to the property with double panel radiator, two wall lights and doors leading to Kitchen & Inner Hallway.

#### Modern Re-fitted Kitchen 14'2" x 9'10" (4.33m x 3.02m)

Recently fitted modern kitchen housing a range of wall, base and draw units with granite work surfaces over and under counter lighting. Matching central island unit with built in breakfast bar area along with integrated wine cooler, additional base units and overhead island lights. Tiled splash back, one and a half bowl composite sink unit with matching drainer and swan neck mixer tap, 'Five' ring integral Gas hob with extractor hood over, built-in eye level double oven and grill, integrated microwave and dishwasher. Double panelled radiator and tiled flooring. Built-in cupboard with shelving which could be utilised as a pantry cupboard, void and plumbing for washing machine, space for Fridge/ Freezer. Upvc double glazed leaded window to the side elevation and Upvc 'French' doors provide access to the front patio area.

Solid wood door leads into:

#### Utility Room 4'1" x 3'7" (1.25 x 1.11)

Housing a 'Worcester' greenstar 30i combi boiler, single panel radiator and tiled floor. Circular glazed decorative window to the front elevation and Upvc double glazed leaded window to the side elevation.

UPVC door with a double glazed decorative panel opens to the rear.

Double doors off Reception Hallway leads into:

#### Sitting/Dining Room 14'2" x 11'9" (4.33m x 3.59m)

A sizeable reception room with a decorative archway creating the illusion of two rooms to create a living space and additional room for a dining area. Dado rail, picture rail, smoke alarm, double panelled radiator and wood effect laminate flooring. Upvc double glazed leaded window to the side elevation with views towards the Dee Estuary.

Archway opens into:

#### Lounge 14'2" x 11'9" (4.33m x 3.60m)

Featuring an electric fire set on a marble hearth with matching backdrop and moulded decorative surround. Three wall lights, wood effect laminate flooring, dado rail, picture rail and double panelled radiator, Upvc double glazed window to the front elevation with panoramic views towards Dee Estuary, Wirral Peninsular and the Irish Sea.

#### Inner Hallway

Single panel radiator, loft access, recessed lights and smoke alarm.

Doors leading to:

#### Bedroom One 10'9" x 12'2" (3.29m x 3.71m)

Upvc double glazed window to the rear elevation overlooking the garden and over towards ,coved ceiling and double panel radiator.

#### Bedroom Two 12'8" x 10'9" (3.87m x 3.29m)

Upvc double glazed window to the side elevation, coved ceiling and double panel radiator.

#### Bedroom Three 10'11" x 7'11" (3.35m x 2.43m)

Wood effect laminate flooring, single panel radiator, coved ceiling. UPVC double glazed window to the side elevation

#### Larger than average Bathroom 9'4" x 7'10" (2.86m x 2.40m)

Fitted with a modern Four piece suite comprising of corner bath with mixer tap over, pedestal sink, low flush WC and double walk-in shower cubicle with glazed screen and a wall mounted 'Rain' mixer shower with separate hand attachment. Fully tiled walls and floor, chrome heated towel rail, extractor fan and recessed downlights Upvc double glazed frosted window to the rear elevation.

#### Outside

##### To The Front

The front of the property is approached via a sweeping driveway providing ample 'Off Road' parking and leads to a garage. A sloped path leads to a paved patio seating area which enjoys panoramic views over the Dee Estuary, Irish Sea and Wirral Peninsular and is bound by mature hedging.

##### To The Rear

To the rear you will find a larger than average mainly laid to lawn garden with a raised decked area ideal for outdoor furniture and al Fresco dining and benefits from Panoramic views over the Dee Estuary, Irish Sea and Wirral Peninsular with mature hedging to the borders.

#### EPC Rating D

#### Do You Have A Property To Sell?

Please call 01352 711170 and our staff will be happy to help with any advice you may need. We can arrange for a member of our team to visit your property to give you an up to date market valuation free of charge with no obligation.

#### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

#### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Holywell office on 01352 711170

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#### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

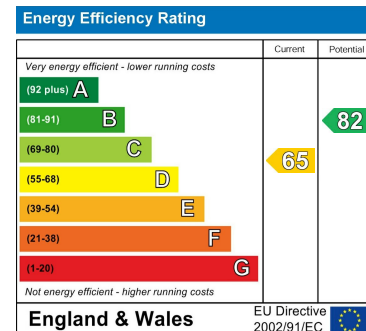
## Area Map



## Floor Plans



## Energy Efficiency Graph



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