



Bonnie Bach Rhes-Y-Cae

Near Holywell, CH8 8JG

Offers In The Region Of £365,000



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Property Summary

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this Individually Designed Detached Home located in the sought after rural village of Rhes Y Cae. The property has been tastefully improved by the current owners who have undertaken an comprehensive scheme of improvement including the conversion the original garage. The property boasts highly versatile and spacious accommodation and is immaculate throughout making it the perfect Family Home. Viewing is Highly Recommended.

The well presented accommodation in brief comprises: Canopy Porch, welcoming Reception Hall with oak interior doors, spacious Lounge with multi fuel burner, Sitting Room/Downstairs Bedroom Four recently refitted Kitchen with a range of integral appliances, Dining Room, Cloakroom/WC. To the First Floor landing a part galleried spacious landing with the Main Bedroom having fitted wardrobes and a modern re-fitted En-Suite. You will find Two further Double Bedrooms and a feature modern re-fitted family bathroom which boasts a free standing bath and walk-in shower. Externally to the front there is a driveway providing parking for several cars and with electric charging point. To the rear there is an garden mainly laid to lawn and enclosed by new fencing a large timber garden shed. The property also benefits from a Oil fired central heating (new boiler and hot water system fitted in November 2023) and double glazing.

Situated in the scenic village of Rhes Y Cae which is located between the rural Villages of Pentre Halkyn and Rhosesmor and offers a Chapel and a Church as well as beautiful views across the Clwydian range. Located a short distance away from the towns of Holywell and Mold where you will find a wider range of Shops, Schools and Recreational facilities. Situated a 5 minutes drive to the A55 which offers a link up to the main motorway networks across the North West.

Accommodation Comprises:

The property is approached via a covered front entrance porch having stone flooring with an outside light and a composite effect double glazed front door gives access into:

Reception Hallway

23'1" x 4'0" (7.04 x 1.22)

A spacious reception hall with turned white spindle staircase to the first floor with deep storage cupboard beneath, wide plank effect laminate flooring, double glazed window, two radiators and oak interior doors leading to all ground floor rooms.

Ground Floor W.C.

Fitted with a modern suite comprising pedestal wash basin with mixer tap and tiled splashback and low flush WC. Continuation of the wide plank effect laminate flooring, extractor fan and radiator.

Lounge

17'10" x 13'1" (5.44 x 4.01)

A dual aspect room with double glazed window and French doors to the side leading out to the adjoining patio and garden. Recessed fireplace with polished granite hearth and Stovax multi fuel stove, continuation of the wide plank effect laminate flooring, TV aerial point and two panelled radiators.

Sitting Room/Downstairs Bedroom Four

13'3" x 13'1" (4.04 x 3.99)

A versatile room with double glazed window to the front and matching French door to the rear, continuation of the wide plank effect laminate flooring, TV aerial point and radiator.

Kitchen/Breakfast Room

17'1" x 13'3" (5.22 x 4.04)

Well appointed with a modern range of attractive matte green finished base units with matching tall cupboards to one wall with contrasting light toned wood effect work surfaces and Franke inset composite sink unit with preparation bowl and mixer tap. Attractive tiled splashback surround and range of integrated appliances comprising induction touch control hob with contemporary style cooker hood above, electric double oven beneath, microwave, larder fridge and tall freezer, washer/dryer with concealed door front, dishwasher. Double glazed windows to three aspects, attractive herringbone light tone wood effect flooring, contemporary style radiator, opening through to dining room.

Dining Room

13'3" x 9'8" (4.05 x 2.97)

Continuation of herringbone flooring, radiator and double glazed French doors leading out onto a small decked seating area.

Turned Staircase leads upto:

Part Galleried Landing

A spacious landing with room for a desk. Double glazed windows, radiator and oak interior doors to all rooms.

Bedroom One

13'8" x 13'3" (4.19 x 4.06)

Double glazed window to the side gable with views over roof tops across to the Clwydian Hills in the far distance. Feature panelling to one wall, range of fitted wardrobes with sliding doors, TV aerial point, laminate flooring and radiator. Door leads into:

En Suite

8'0" x 6'2" (2.44 x 1.88)

Fitted with a modern suite comprising large walk-in shower with full length screen and mains shower valve, vanity was basin and Wc. Chrome towel radiator, double glazed window, attractive vinyl flooring and useful loft storage.

Bedroom Two

13'3" x 12'11" (4.06 x 3.96)

A double sized room with double glazed window with views over surrounding properties across to the hills. Range of fitted wardrobes with sliding doors, laminate flooring and radiator.

Bedroom Three

13'3" x 9'6" (4.06 x 2.90)

A double sized room with double glazed window, laminate flooring and radiator.

Family Bathroom

7'1" x 7'1" (2.16 x 2.16)

A well appointed bathroom with a modern four piece suite comprising free

Tel: 01352 711170

standing bath, corner shower cubicle with mains shower valve, vanity wash basin and Wc. Attractive vinyl flooring, chrome towel radiator and double glazed window.

Outside

Wide tarmacadam drive providing parking for three cars with electric car charging point, outside tap and raised garden to the side with various mature shrubs which has recently had a double height fencing fitted which gives access to the side of the property leading to a secluded decked seating area with access from the dining room.

Rear Garden - To the rear is a good sized fully enclosed garden which is bounded by Venetian style fencing to part and mature hedging. To the lower part is a wide gravelled patio/entertaining area with access from both the sitting room and living room. Steps lead up to a good sized lawned garden with substantial timber garden shed. In addition there are flower beds, outside lights and power point and a log store. the bathroom, ensuite and downstairs loo were all completely refitted and retiled in 2023

There is also a shed by the boiler room, as well as the shed on the lawn

Boiler Room

A useful attached store room with power and light installed and housing the oil fired central heating boiler.

EPC D

Council Tax Band E

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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 Lisa Roberts 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

INDEPENDENT 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. For more information call 01352 711170.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

AML

ANTI MONEY LAUNDERING REGULATIONS

Purchase will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Road Map



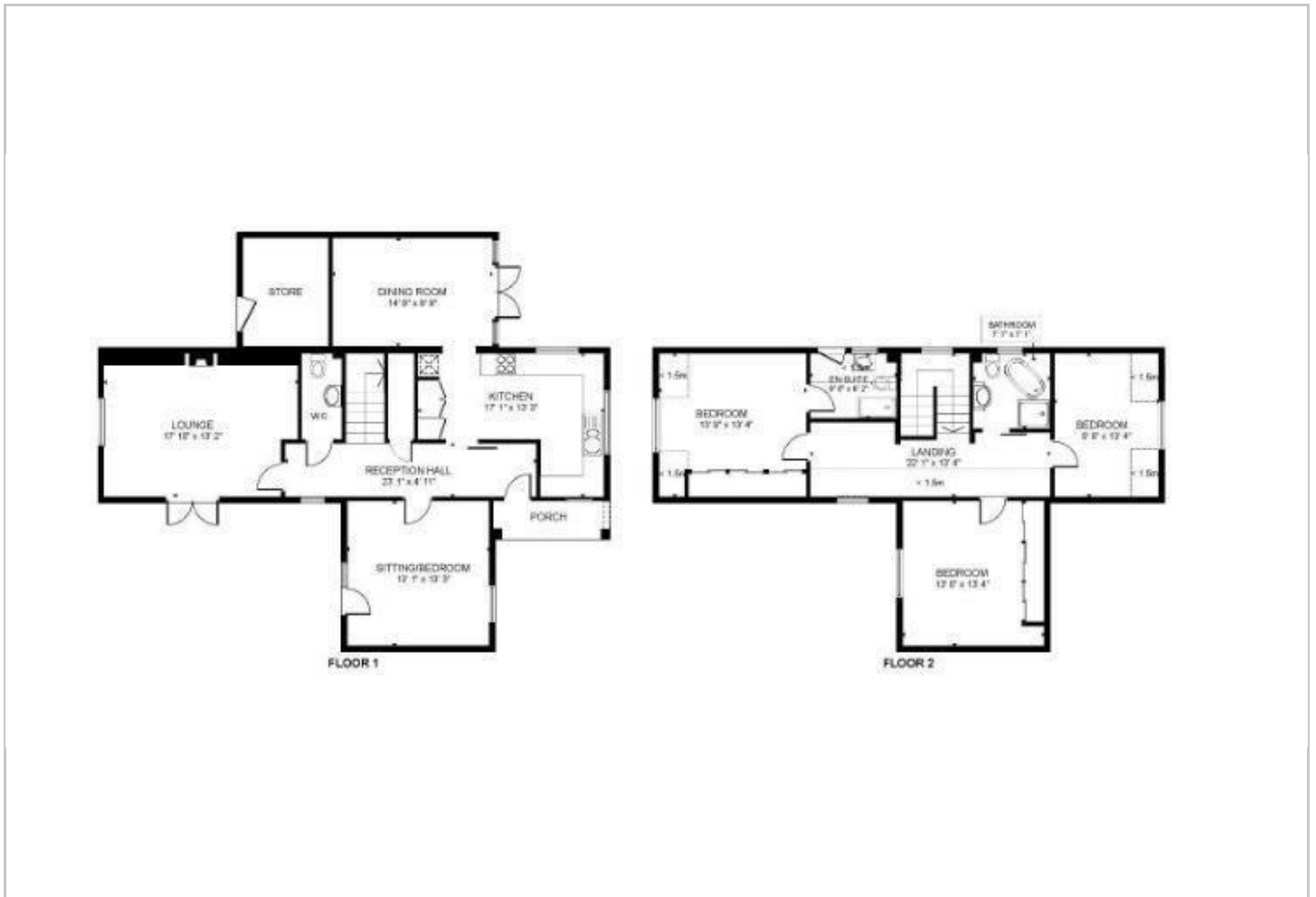
Hybrid Map



Terrain Map



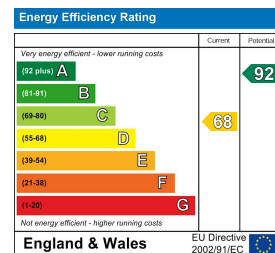
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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