



## Rainbows End

Pentre Halkyn, Holywell, CH8 8HN

Offers Over £475,000



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## Accommodation Comprises

Feature canopy bricked open plan porchway with step leading upto wooden door with glazed panel and matching side panels lead into:

### Reception Hall

This welcoming reception hall has a feature turned staircase leading to the part galleried landing, feature herringbone-design wooden flooring, double panel radiator and fitted wall lights.

Doors lead off to:

### Open plan Kitchen/Breakfast Room

19'4" x 16'8" (5.9 x 5.1)

The spacious room has a large picture window where you can enjoy the view across the Dee Estuary and beyond and ideal space for a dining table, fitted with wide range of wall and base units with rolled top work surfaces, fitted with integrated appliances including a range cooker, fridge and freezer and dishwasher. tiled flooring, single panel radiator and recessed spotlights,

Door leads into:

### Utility Room

12'9" x 7'7" (3.90 x 2.32)

Housing a range of wall and base unit with rolled top work surfaces, stainless steel sink unit, tiled flooring, void and plumbing for washing machine, built in cupboard, glazed door leads to the rear of the property.

Door of the Reception Hallway leads to:

### Downstairs Lounge

16'4" x 12'5" (4.99 x 3.80)

The generous sized lounge has an exposed brick feature fireplace with log effect gas stove and full-height glazing incorporating a door allows a great deal of light and leads into the rear garden.

### Downstairs Bedroom Two

12'9" x 12'5" (3.9 x 3.8)

Double glazed window to the rear elevation, parquay flooring and double panelled radiator

### Downstairs Bedroom Three

12'9" x 11'8" (3.9 x 3.56)

Double glazed window to the front elevation, parquay flooring and double panelled radiator.

## Downstairs Family Bathroom

This larger than average Four piece downstairs bathroom has a raised tiled plinth with corner bath, low flush WC, pedestal sink unit and a separate shower corner cubicle, tiled flooring and walls, double glazed frosted window to the rear elevation and a double panelled radiator.

Turned Staircase leads to:

### Part Galleried Landing

With feature block coloured partition wall, cupboard into the eaves for storage and doors off to:

### Upstairs Lounge

27'9" x 16'5" (8.47 x 5.01)

An extensive triple aspect upstairs lounge with feature fireplace and a glazed door to a large roof terrace offering stunning views over surrounding countryside towards the Dee Estuary.

This room could easily be adapted to be Two further bedrooms making the property a Six Bedroom property.

### Main Bedroom

17'9" x 12'9" (5.42 x 3.90)

The principal bedroom is wonderfully spacious with built-in storage, an opaque glass brick wall panel overlooking the landing, admitting a wealth of natural light. Double glazed window to the front elevation offering stunning views over surrounding countryside towards the Dee Estuary.

### En-Suite/Dressing Room

Larger than average En-Suite having walk-in shower, low flush WC, built in vanity unit with recessed sink, double glazed window overlooking the rear garden, built in wardrobe and set of drawers, vinyl flooring and a double panelled radiator.

### Bedroom Four

10'5" x 9'8" (3.19 x 2.95)

Two skylights providing natural light, access to the eaves, single panel radiator and recessed spotlights

### Roof Terrace

21'9" x 20'4" (6.65 x 6.22)

A large roof terrace boasting breathtaking views of the surrounding countryside and the Dee Estuary.

### Outside

Tel: 01352 711170

### To The Front

The property is approached over a tarmac driveway providing parking for multiple vehicles and giving access to the attached double garage with useful cloakroom and door to the rear garden. There is a patio area.

### Rear Garden

Flanked on each side by areas of gently sloping lawn interspersed with mature shrubs and with steps up to a raised paved terrace spanning the full width of the property with sheltered seating area and storm porch. The stock-fenced garden to the side and rear aspects is laid mainly to level lawn and features a spacious paved terrace, ideal for entertaining enjoying fabulous views over neighbouring countryside.

### Garage

21'7" x 20'4" (6.6 x 6.21)

Up and over door, light and power, a partitioned area for a WC and access door to the rear of the garage.

### EPC RATING C

### COUNCIL TAX BAND G

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the

seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### 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.

### MISDESCRIPTION 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.

### MONEY LAUNDERING REGULATIONS

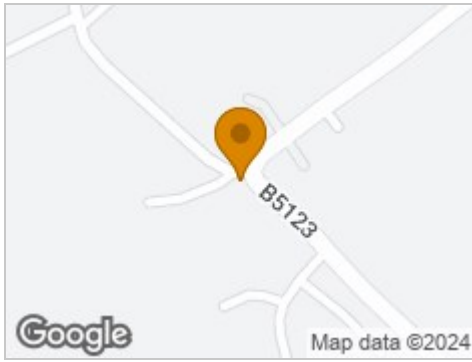
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



## Road Map



## Hybrid Map



## Terrain Map



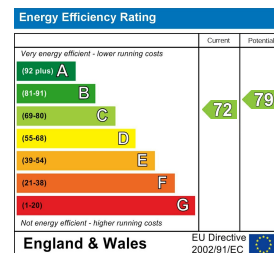
## Floor Plan



## 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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