



## 86 Pen-Y-Maes Road

Holywell, CH8 7BE

Offers Over £600,000



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## Accommodation Comprises:

### Rear Reception Enclosed Porch

7'6" x 6'2" (2.3 x 1.9)

White upvc double glazed doors with matching double glazed frost side panels, tiled flooring, high tongue and groove and coved ceiling, wall mounted fuse box, double glazed window to the side elevation, a wooden double glazed door with matching side panels leads into:

### Reception Hallway

20'0" x 7'10" (6.1 x 2.4)

Larger than average feature hallway having the original quarry tiled and oak wooden flooring, high coved ceiling, high cupboard housing electric fuse box, fitted plate rack, thermostat control and hive, open tred wooden staircase leads to the first floor accommodation, double panelled radiator and doors lead off to the Lounge, Sitting Room, Downstairs Bedroom and Bathroom and into:

### Kitchen/Breakfast Room

13'1".66" x 12'5" (4.2 x 3.8)

This dual aspect well lit kitchen has an extensive range of wooden wall and base units with granite work top and matching upstands, part tiled walls, built in electric oven with four ring gas hob with canopy extractor fan over, built in microwave, built in slimline dishwasher, one and half bowl sink with mix tap over, glass display cabinet, drawers and built in larder cupboard with space for american style fridge freezer, high coved ceiling with tongue and groove ceiling, tiled floor, large picture window overlooking the rear garden a further double glazed window to the side elevation both having granite cills.

Decorate arch leads into:

### Sitting Room

12'5" x 11'9" (3.8 x 3.6)

High decorative coved ceiling, double glazed window to the side elevation, oak flooring, wooden fire surround with marble hearth (which has been capped off) pitched pine built in cupboards the the recess along with a matching TV plinth, double panelled radiator, door leads into the reception hallway, telephone and aerial point

### Lounge

19'0" x 17'4" excluding walk recess 6'6" x 5'2" (5.8 x 5.3 excluding walk recess 2 x 1.6)

This spacious lounge has two double glazed windows to the front elevation overlooking the front garden which allows a great deal of light into this lovely formal lounge which has two Italian chandeliers with decorative ceilings roses and two matching wall lights, wooden fire surround with marble hearth and inset with open fire, deep coved high ceiling, two double panelled radiators.

A doors leads into the front porch and into:

### Snug/Office

5'2" x 3'11" (1.6 x 1.2)

Large double glazed unit to the side and a double glazed window to the front elevation

### Front Porch

Oak front door with decorative coloured feature panel, double glazed window to the side elevation,

### Dining/Sitting Room

Corner wooden fire surround with marble inset and raise hearth (currently blocked off), double panelled radiator with cover, high coved ceiling, oak flooring, decorative archway leads into:

### Larger than average Conservatory

21'7" x 14'1" (6.6 x 4.3)

This larger than average conservatory is set on a dwarf wall with extensive range of double glazed units with top openers with clear glass roof, oak flooring, double doors lead to the front, various power points, four double radiators, air condition unit, three wall light sockets, aerial and telephone point.

### Downstairs Bedroom Four

11'9" x 10'5" (3.6 x 3.2)

High ceiling, double glazed window to the side elevation, oak panelled wall with safe and double panelled radiator,

### Downstairs Bathroom

7'2" x 6'10" (2.2 x 2.1)

Larger than average bathroom offering a four piece suite with a panelled 'Roco' bath with mixer tap and shower attachment, pedestal sink unit, fully tiled corner shower unit, low flush WC, high ceiling with recessed spotlights and a central heat light, wall mounted towel rail, marble tiled flooring and walls, double glazed frosted window to the rear elevation.

Stairs lead to the first floor accommodation

### Bedroom One

18'8" x 15'5" (5.7 x 4.7)

Spacious bedroom with vaulted beamed ceiling, double glazed window to the side elevation, fitted wardrobes with mirror sliding doors, double panelled radiator, wall light, built in airing cupboard with fitted shelving and header tank above, wood effect laminate flooring, door leads into:

### En-Suite Bathroom

14'1" x 9'10" (4.3 x 3)

This larger than average bathroom has a double glazed window overlooking the rear garden and countryside views, you will find a raised tiled plinth which houses a Jacuzzi panelled bath with mixer waterfall tap and shower attachment, pedestal sink unit and low flush WC. LVT wood effect flooring, fixed vanity mirror, storage to the eaves.

### Bedroom Two

16'0" x 10'5" excluding wardrobe space (4.9 x 3.2 excluding wardrobe space)

Apex high ceiling with beam ceiling, built in triple wardrobe with mirrored sliding doors, double glazed window to the side elevation overlooking pen y baal hill, built in vanity unit with recessed sink with mixer tap over, built in shelf and fitted shaver socket, double panelled radiator,

### Bedroom Three

12'1" x (3.7 x)

Apex ceiling with double glazed window to the front elevation overlooking the garden and over towards the Dee estuary, double panelled radiator and built in storage cupboards to the eaves

### Outside

#### To the Front

As you approach the property, you'll be greeted by double wrought iron electric gates that open onto a paved sweeping driveway. This driveway naturally leads to the rear of the house, where you'll find additional parking and access to the rear. The good sized gardens to the front are mainly laid to lawn with a variety of trees, plants and well stocked borders.

#### To the Rear

The garden to the rear is a true gem it has a large paved parking area which leads to the quadruple detached garage. The majority of the plot is laid to lawn and one of the features is the large pond which is body height deep and has a feature waterfall. The garden is bounded by natural heading a five bar gate leads to the small paddock to the side. In total the whole plot is 2 acres and really does need to be viewed to see if for yourselves.

### Garage One

19'8" x 17'3" (6 x 5.27)

Electric double up and over door, light and power points.

### Garage Two

18'8" x 17'8" (5.7 x 5.4)

Single up and over electric door and single up and over door, light and power.

### Workshop/Store Room

11'1" x 5'2" (3.4 x 1.6)

Woodgrain double glazed doors with double glazed unit to the side elevation, power and light, paved flooring and a door leading into:

### Boiler Room/Outside WC

13'1" x 4'11" (4 x 1.5)

Wall mounted boiler, low flush wc and sink, two double glazed windows, concrete floor

Tel: 01352 711170

### Separate Entrance Driveway to number 88

Additionally, the property includes what was formerly known as number 88, complete with its private driveway via wrought iron double gates. This section of the property previously had a dwelling which had outline planning permission for a detached dwelling, although it has since lapsed.

EPC Rating TBC

Council Tax Band

### 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.

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## 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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