



44 Coed Y Fron

, Holywell, CH8 7UJ

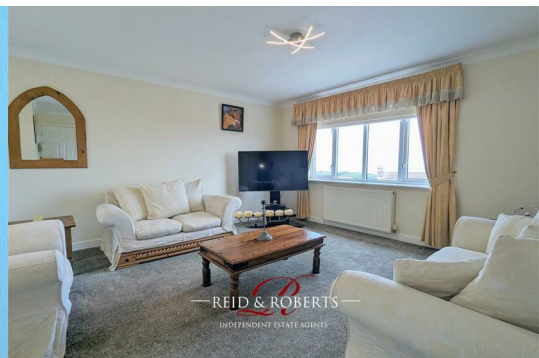
£365,000



We are delighted to offer this magnificent four-bedroom, three-storey detached property to the market, boasting generously spacious interiors, this home offers an unparalleled living experience. Prepare to be captivated by the breathtaking panoramic views that greet you from every angle, ensuring a sense of tranquility and privacy. The rear of the property, graciously unobstructed, provides a serene backdrop for everyday living.

Step inside to discover a modern kitchen and dining area, perfect for hosting gatherings and creating culinary delights. With two en suite bathrooms and a main family bathroom, comfort and convenience are seamlessly woven into the fabric of this home. As you ascend the stairs, each floor reveals its own distinct charm. The first floor welcomes you with a reception hall, bedroom two with en suite, and an inviting kitchen and dining room, complemented by a utility room and additional bedroom space. Ascend further to the second floor, where luxury and relaxation converge. A spacious landing area offers versatility, while the lounge provides a cosy retreat for unwinding after a long day. The main bedroom, complete with a four-piece en suite, promises a haven of indulgence and serenity.

Complete with ample parking and a double garage, this property effortlessly combines practicality with luxury. Don't miss the opportunity to make this exceptional residence your own and embark on a journey of



Property Description

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Complete with ample parking and a double garage, this property effortlessly combines practicality with luxury. Don't miss the opportunity to make this exceptional residence your own and embark on a journey of unparalleled living.

The property is ideally situated within short distance of Holywell Town centre and is just a stones throw away from the local Bowling Green and Leisure Centre. Holywell offers a wide range of Local Shops, and supermarkets, as well as Schools, Churches, Public Transport and Recreational Facilities. A Town market takes place on a Thursday whereby Holywell hosts a range of individual retailers and food stalls. The market town of Holywell is well known for St Winefride's Well, a holy well surrounded by a chapel, dedicated to Saint Winefride.

Accommodation Comprises:

Blue UPVC door with double glazed decorative and frosted panels with matching side panel opens into:

Ground Floor Accommodation

Reception Hall

Turned staircase with understairs storage cupboard leads up to the first floor accommodation, double panelled radiator, smoke alarm and door leading into:

Bedroom Two 11'5" x 8'6" (3.5 x 2.6)

White UPVC double glazed window to the front elevation with views over to the Dee estuary, built in wardrobes with rails and shelving, double panelled radiator, internet point and door into:

En-Suite Shower 7'6" x 6'2" (2.3 x 1.9)

Three piece suite comprises: Fully tiled enclosed shower cubicle with mains powered shower, low flush W.C and vanity unit with inset sink and mixer tap over. Tiled walls up to dado height, tile effect vinyl flooring, ladder style heated towel rail, shaver socket and extractor fan.

First Floor Accommodation

Hallway/Landing

Staircase leading up to the second floor accommodation, single panelled radiator, wood effect laminate flooring, smoke alarm and doors leading to:

Kitchen/Dining Room 19'4" x 9'10" (5.9 x 3.)

Open plan kitchen/dining room housing a range of high gloss wall and base units with wood effect worktops over, splashback tiles and a black composite one and a half bowl sink with mixer tap over and drainer. Built in double oven, four ring gas hob with inset extractor hood over. Integrated fridge/freezer, integrated dishwasher, built in breakfast bar and wine rack. White UPVC double glazed window to the side elevation. white UPVC door with double glazed frosted panel opens to the side of the property giving access to the stairs leading up to the garden. White UPVC 'French' doors open out on to the Juliette balcony over looking panoramic views of the Dee estuary and Holywell Town, single and double panelled radiator, Tv and internet points.

Utility Room 6'2" x 5'2" (1.9 x 1.6)

Granite effect worktops with stainless steel sink unit with mixer tap over and drainer, splashback tiles, void and plumbing for washing machine and void for tumble dryer. Single panelled radiator, wood effect laminate flooring and extractor fan.

Bedroom Three 12'5" x 10'5" (3.8 x 3.2)

Featuring a bay window with UPVC double glazed panels overlooking panoramic views of the Dee estuary and beyond, built in wardrobes with rails and shelving and single panelled radiator.

Bedroom Four 9'6" x 8'2" (2.9 x 2.5)

White UPVC double glazed window to the front elevation over looking views of the Dee estuary and beyond, single panelled radiator and carpeted flooring.

Family Bathroom 9'6" x 6'6" (2.9 x 2.0)

Three piece suite comprises: wood panelled bath with mixer tap and shower attachment over, low flush W.C and pedestal sink unit. Tiled walls up to dado height, tile effect vinyl flooring, double panelled radiator, inset spot lights, shaver socket and extractor fan.

Second Floor Accommodation

Snug

Large UPVC double glazed picture window to the rear elevation over looking the garden floods the snug area with light, a bay area with UPVC double glazed windows overlooking the garden and neighbouring countryside, this space is ideal for a seating area to relax in comfort whilst enjoying the view. An airing cupboard houses the gas combi-boiler, single panelled radiators, loft access, smoke alarm and doors leading to:

Bedroom One 14'5" x 12'9" (4.4 x 3.9)

Larger than average bedroom with ample space has built in wardrobes with rails and shelving, bay window with UPVC double glazed windows to the front elevation with panoramic views across the Dee estuary, neighbouring countryside and Holywell Town, single panelled radiator, phone point and door into:

Ensuite 6'6" x 6'6" (2.0 x 2.0)

Larger than average four piece suite comprises: Enclosed, fully tiled shower cubicle with mains powered shower over, paneled bath, low flush W.C and a vanity unit with inset sink and mixer tap over. Tiled walls up to dado height, white ladder style heated towel rail, tile effect vinyl flooring, extractor fan and shaver socket. White UPVC double glazed frosted window to the rear elevation.

Lounge 19'8" x 14'1" (6.0 x 4.3)

Large room with plenty of light flooding the space from dual aspects, double glazed UPVC window to the front elevation overlooking the beautiful views and double glazed white UPVC French doors that open out onto the patio area to the garden. Double paneled radiator and a single paneled radiator, two ceiling lights, coved ceiling, phone point and TV points.

Outside

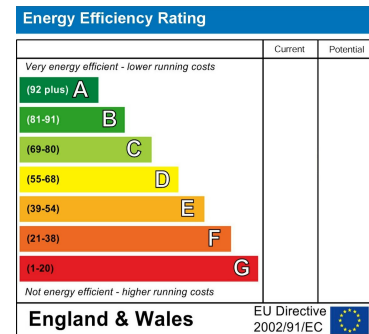
Area Map



Floor Plans



Energy Efficiency Graph



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