



# 1, Gyrn Villa

, Berthengam, CH8 9BR

£240,000



Reid & Roberts Estate and Letting Agents are pleased to bring to the market this three bedroom semi-detached cottage in the sought after village of Trelogan. The property has been meticulously maintained by the current vendors and would be ideal for first time buyers or families alike.

The property briefly comprises, Porch, Entrance Hall, Open Plan Living/Dining Room, and Kitchen. To the first floor you will find Two Double Bedrooms and the Family Bathroom. On the top floor is the Converted Attic Room. The rear garden is larger than average with a handy log cabin at the bottom. The property has the added bonus of a garage and off road parking for multiple vehicles.

The property is located in Berthengam, a small rural village. There is a primary school in the village which can accommodate approximately 60 pupils. Further amenities can be found locally in Holywell, Mold, Mostyn and Prestatyn including Supermarkets, Post Offices, Banks, Primary and Secondary Schools and excellent Transport Links.

The A55 provides good transport links to Chester, North Wales, the Wirral and then further afield via the national motorway network. Alternatively, the A548 coast road provides transport links to the North Wales Coast and Deeside Industrial Estate towards Chester.





### Accommodation Comprising

A stone wall surrounding the front garden with iron wrought fencing over.  
Step into:

#### Enclosed Porch 3'4" x 2'3" (1.03m x 0.7m)

Double glazed UPVC french doors with double glazed unit to side elevation. Tiled flooring, UPVC door with double glazed frosted window leads into:

#### Entrance Hallway 16'8" x 2'7" (5.1m x 0.8m)

High Ceiling, Wall mounted electric fuse box, Stairs lead to the first floor accommodation

Door leads into:

#### Lounge 12'9" x 9'10" (3.9m x 3.0m)

A brick built fireplace with log burner set within the wall, sat on a marble hearth. Double panelled radiator, aerial socket and double glazed window with deep cill to the front elevation.

Square opening into:

#### Dining Room 12'9" x 10'5" (3.9m x 3.2m)

Double glazed window to rear and side elevation. Double panelled radiator, textured ceiling, coved ceiling, dado rail, tiled flooring. Built-in corner desk, built-in shelving and under stairs storage cupboard.

Opening into

#### Kitchen

A recent update to the property having a new kitchen fitted in August 2023- A range of grey high gloss wall and base units with worktops over, stainless steel sink unit with drainer and mixer tap over. Built-in eye level oven, electric hob and stainless steel extractor fan over. Splash back tiling. Tiled flooring and Double glazed window to the rear elevation overlooking garden with deep window cill.

Louver Doors leads into:

#### Rear Porch 9'2" x 4'7" (2.8m x 1.4m)

Currently used as a utility room and houses the oil boiler

UPVC double glazed unit with Polycarbonate roof to the rear and side elevation. Fitted with a range of base units with faux marble worktops over. Void and plumbing, space for fridge and freezer., partially tiled walls, tiled flooring and UPVC double glazed door leading out to the rear garden.

#### Second Floor Accommodation

##### Landing 13'1" x 5'6" (4.0m x 1.7m)

A spiral staircase leading up to the second floor accommodation and doors of to:

##### Bedroom One 14'1" x 12'9" (4.3 x 3.9m)

A good sized double bedroom with the added benefit of having fitted wardrobes which has hanging rails, shelving and space for drawers. High coved ceiling, double panelled radiator and double glazed window to the front elevation.

##### Bedroom Two 12'9" x 8'2" (3.9m x 2.5m )

A double bedroom with the added benefit of having fitted wardrobes. Double panelled radiator and double glazed window to the rear elevation, which could possibly be used as a window seat.

##### Family Bathroom 9'2" 7'2" (2.8m 2.2m)

A larger than average bathroom fitted with a three piece suite comprising of a wall to wall vanity unit providing a range of fitted cupboards, drawers, central sink unit with splash back tiling and low flush W.C. A 'P' shaped bath unit with glass screen, overhead rain shower and mixer tap with shower attachment. Partially tiled walls, slate tile effect flooring and wall mounted ladder style radiator.

#### Second Floor Accommodation

##### Loft Room 13'5" x 11'9" (4.1m x 3.6m)

An attic conversion has provided the property with that little bit of extra space, the current owners are using it as a third bedroom. Sloped ceiling, storage fitted to the eaves, wrought iron balustrade and double glazed velux window.

#### Outside

The property is accessed from the front through a decorative cast iron gate set into the stone wall, which encloses a small courtyard. A gateway provides access to the rear garden. The property has an extra piece of land across the road measuring 18' width x 55' depth which provides off road parking for multiple vehicles.

#### To The Rear

A large rear garden which can be accessed via a gate at the side of the property provides a private oasis where you can relax and unwind in the fresh air. There is a greenhouse and a log cabin which offers ample storage space for tools and outdoor equipment, or it could be converted into a creative space for hobbies and projects. A block-paved patio area serves as an al fresco dining spot for those summer nights, while further on, there is a lawned area with another seating spot overlooking the garden. The garden is adorned with a variety of shrubs and bushes, adding to its charm.

#### Garage 12'0" x 16'0" (3.66m x 4.88m)

Double doors lead in to great size garage with a work bench at bottom. The garage is made up of galvanised Kingspan metal sheets.

#### 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.

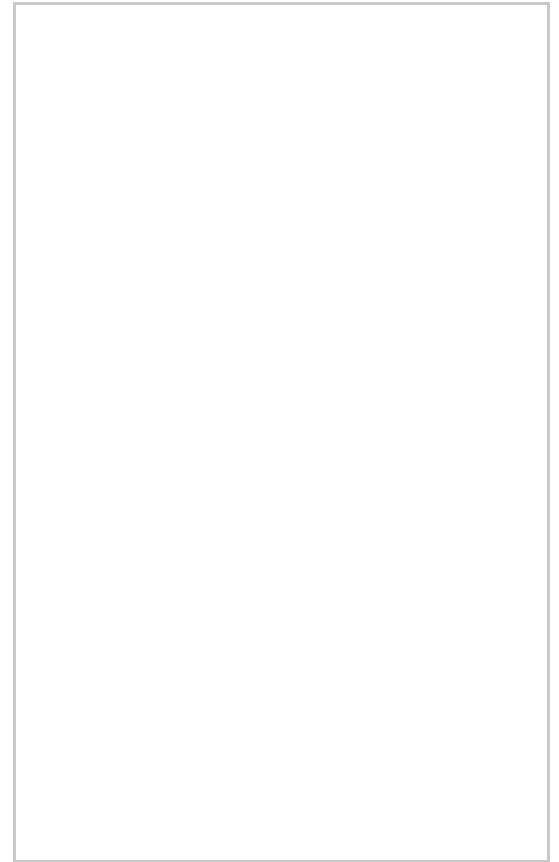
#### LOANS

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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