



1, Gyrn Villa

Berthengam, CH8 9BR

Offers Over £220,000



1, Gyrn Villa

Berthengam, CH8 9BR

Offers Over £220,000



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 sill 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 sill.

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" x 7'2" (2.8m x 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.

Tel: 01352 711170

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

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.

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.

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.

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.



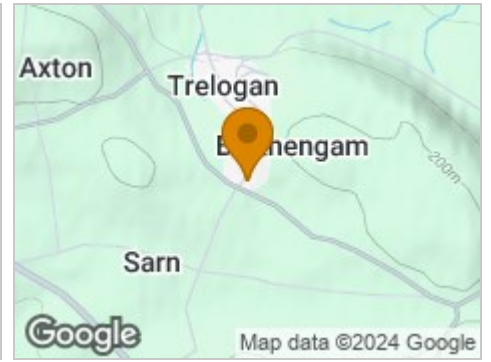
Road Map



Hybrid Map



Terrain Map



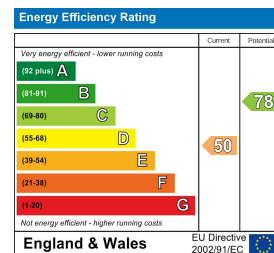
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.