



Ty Gwyn Caerwys Road

Babell, Holywell, CH8 8QH

Offers Over £425,000



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Accommodation Comprising

At the front of the property, there is a block-paved driveway that can accommodate up to four cars. The adjacent lawned garden, edged with a stone wall, features colored purple river gravel and is planted with a variety of shrubs, plants, and fruit trees. The south-facing rear garden includes a full-width paved patio, a large lawn, and a raised mixed border with various flowering shrubs and plants, extending to a side garden that contains a vegetable plot.

An arched porch with steps leads up to a new grey composite front door, opening into:

Reception Hallway

An 'L' shaped entrance hall leading to the stairs which has a large UPVC double glazed feature full height window which incorporates a fire escape with tilt opening, an internet connection point, and integrated blind. Staircase continues to the landing with hinged loft access hatch. Double panelled radiator and tiled flooring.

Downstairs W.C

The patterned tiles extend from the hallway into this space, which includes a two-piece suite featuring a low flush WC and a built-in vanity with a recessed sink. A double-glazed frosted window is positioned on the front elevation.

Lounge

A well lit space with dual aspect windows to the front, rear and side elevation. A feature gas living flame fire with surround and hearth. Two double panelled radiators, coved ceiling, fitted spotlights and wood effect laminate flooring. Double glazed french doors with matching panels to either side leading out to the south facing rear garden.

Open Plan Kitchen / Breakfast Room

This high-specification kitchen exudes sophistication, with hand-painted real oak cabinetry, polished granite worktops, and a thoughtfully designed layout. The range of drawer and base units is complemented by a one-and-a-half sink with a mixer tap, integrated wine cooler, and an eye-level multi-function fan oven and grill. Tall pull-out larder units and space for an American-style fridge freezer offer exceptional storage solutions. The central island boasts pan drawers and a five-ring gas hob with a sleek stainless steel extractor hood. Additional highlights include an integrated dishwasher, microwave, heated plate drawer, corner storage units, and glazed display units with under-cabinet lighting. Underfloor heating beneath the tiled floors, LED downlights, and double-glazed french doors and windows flood

the space with warmth and light while providing seamless access to the south facing rear garden.

Utility Room

Wall and base with drawers units and rolltop work surface over. A stainless steel sink unit with mixer tap over, tiled splash back tiling, spotlights, Void and plumbing, wall mounted 'Worcester' boiler and double glazed door leading out to the rear.

Walk-in Larder Cupboard

With space for tall fridge and freezer, wall unit with shelving, electric consumer unit, vinyl flooring, loft access and double glazed window to the side elevation.

Study Room / 4th Bedroom

The patterned tiles flow seamlessly from the hallway into this room, which features a double-panelled radiator, and tiled flooring. Additional highlights include a coved ceiling, ceiling spotlight, and a UPVC double-glazed bow window at the front, offering picturesque views of farmland and countryside. This versatile space could also serve as a convenient downstairs bedroom.

Second Floor Accommodation

Landing

Large double glazed window over looking front of property. Hinged loft access point.

Master Bedroom with En-suite and Dressing Room

Formerly two bedrooms and adapted to a luxury bedroom with a living sitting area and high quality en suite. The bedroom area offers fitted wardrobes and matching bedside cabinets and dressing unit, radiator and uPVC double glazed window to the front. From the sleeping area a light and spacious living area with inbuilt units, radiator, wood effect laminate flooring and uPVC double glazed double doors, with double glazed panels to either side, opening inwards with a Juliet aluminium and glass balcony in turn looking onto the south facing garden.

Bedroom Two

Originally the principle bedroom with fully fitted high quality inbuilt wardrobes with matching dressing unit, bedside units, radiator with screen and uPVC double glazed window to the front elevation.

Bedroom Three

With radiator and uPVC double glazed window overlooking the rear garden.

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Family Bathroom

With deep double ended spa bath with jacuzzi and detachable shower head, walk in shower enclosure with built in shower, W.C and washbasin in vanity unit, chrome heated towel rail, tiled walls and floor and airing cupboard with hot water cylinder which also has an additional supply via solar panels offering all year round hot water, two double glazed windows to the rear.

Outside

To The Front

A double-width paved driveway offers off-street parking for four or more cars. Adjacent to it is a small lawn area with a stone dwarf wall leading to a section covered in colored purple river gravel, featuring a variety of mixed shrubs, plants, and fruit trees.

To The Rear

A spacious, south-facing garden features a full-width paved patio area, perfect for al fresco dining. A stone dwarf wall leads up to a lawn bordered by a mix of flowering shrubs and plants, which continue around to the side of the property.

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

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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.

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.

LOANS

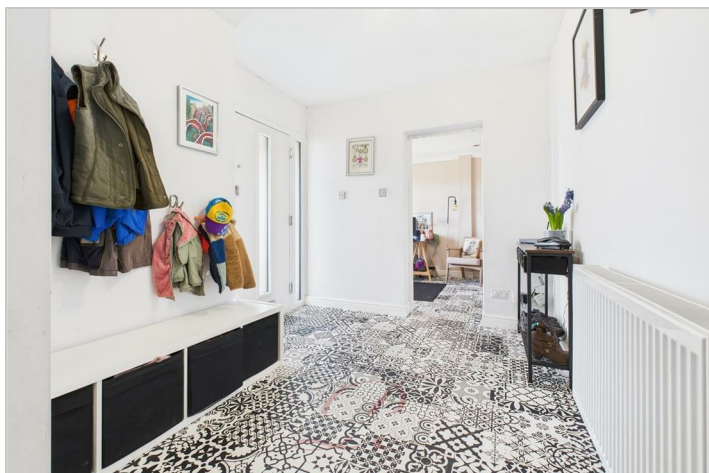
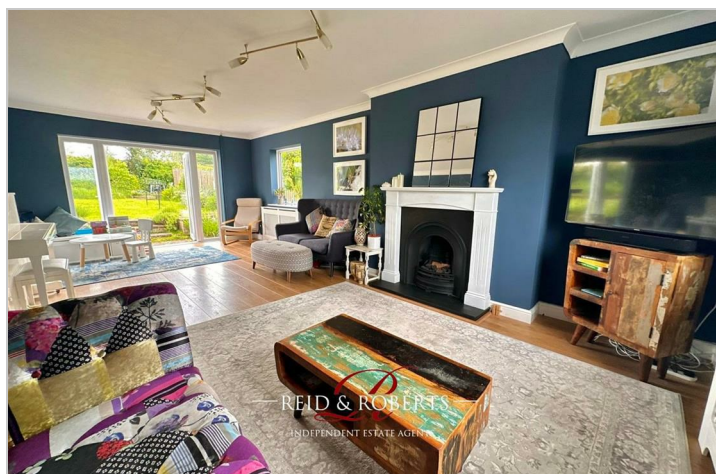
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Road Map



Hybrid Map



Terrain Map



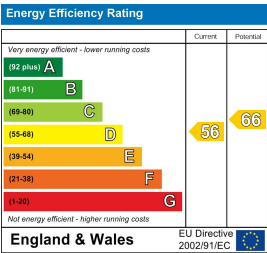
Floor Plan



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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