



35 Maes Y Bryn

Berthengam, Trelogan, CH8 9BA

Offers Over £500,000



Reid & Roberts Estate and Letting agents are delighted to welcome to the market this executive Detached Family Home exuding sophistication and charm. Nestled in a tranquil cul-de-sac, the home offers picturesque views of the surrounding open farmland, providing a peaceful environment ideal for a family. The current owners have undertaken significant enhancements, showcasing premium finishes throughout, such as engineered oak flooring, an oak balustrade, and a top-of-the-line fitted kitchen featuring wooden worktops. The property boasts generous proportions, including three reception rooms that contribute to its versatility, making it a perfect choice for modern family living.

Externally the property benefits from a large paved driveway extending to a detached double garage which offers an up and over electric door to the front, side access door, glazed window to the front elevation, light and power.. The rear garden has been beautifully landscaped and offers a large area for outdoor entertaining.

In brief the accommodation comprises: Reception Hall, Lounge, Sitting Room/ Games Room, Open plan Kitchen, Dining and Family Room, Utility Room and Downstairs W.C. To the first floor you will find a Galleried Landing with fitted storage cupboards, Master Bedroom with fitted wardrobes and En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, two further Bedrooms and a Four Piece Family Bathroom.



Property Description

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Situated in the Village of Trelogan which offers a variety of shops, primary school, community centre and is on a bus route to neighbouring Towns of Holywell. Holywell offers a wider range of Shops, Schools, Public Houses and Recreational Facilities and is within easy access to the A55.

Accommodation Comprises:

Wooden and decorative glazed door, opens into;

Reception Hall

The entrance hall is elegantly designed, featuring engineered oak flooring and a panelled radiator that enhance its aesthetic appeal. A gracefully turned staircase, complete with an under-stairs storage cupboard, ascends to the first-floor living spaces. Wooden French doors provide seamless access to the lounge, a versatile games room or office, and the expansive open-plan kitchen and family room, creating a harmonious flow throughout the home.

Lounge

The living room exudes warmth and hospitality, featuring a multi-fuel stove positioned on a tiled hearth, complemented by an exposed brick fireplace and its surrounding structure. The space is adorned with engineered oak flooring, enhancing its aesthetic appeal. Natural light floods in through dual-aspect double-glazed windows located at both the front and side elevations, while a panelled radiator adds to the room's comfort. Additionally, a carbon monoxide detector ensures safety within this inviting environment.

Sitting room/ games room

This spacious and adaptable room is presently being used as a games room, featuring elegant engineered oak flooring. It boasts dual aspect double-glazed windows that provide ample natural light from both the front and side elevations, complemented by two panelled radiators.

Open plan Kitchen, Dining and Family Room:

This stunning open area is ideal for family gatherings, showcasing an expansive layout that features engineered oak flooring and dual aspect double-glazed windows on both the rear and side elevations, complemented by a panelled radiator and a coved ceiling that adds a touch of elegance. The kitchen area boasts a newly installed design, complete with an array of wall and base units topped with solid wood work surfaces and a tiled splashback. It includes a one-and-a-half bowl sink with a mixer tap, an integrated hob with an extractor hood, a double oven and grill equipped with plate warmers, as well as two wine coolers. Additionally, there is a designated space and connection for an American-style fridge/freezer.

Utility Room

Featuring an array of wall and base cabinets complemented by roll-top work surfaces, which are enhanced by a tiled splashback. It includes a stainless steel sink unit with a drainer and a mixer tap, along with designated spaces and plumbing for both a washing machine and a tumble dryer. The flooring is made of engineered oak, and the rear elevation is fitted with double-glazed windows that allow ample natural light. Additional amenities include a wall-mounted heating thermostat, a panelled radiator, and an extractor fan. A wooden and glazed door provides access to the rear garden, while there is also a door leading to the downstairs W.C.

Downstairs WC

Fitted with a two piece suite comprising Low flush W.C., pedestal sink with taps over, tiled splashback, panelled radiator, extractor fan, built-in airing cupboard housing the boiler.

First floor accommodation

Galleried Landing:

The spacious galleried landing presents an impressive area that can accommodate a cozy reading nook, complete with a panelled radiator and a double-glazed window facing the front elevation. Additionally, it includes two built-in storage cupboards and provides access to various adjoining rooms through its wooden doors.

Master Bedroom

The master bedroom features three integrated wardrobes equipped with hanging rails and shelving for optimal storage. It is enhanced by a panelled radiator and benefits from two double-glazed windows that face the front elevation, allowing for ample natural light.

Door leading into:

En suite shower room

Fitted with a comprehensive three-piece suite that includes a walk-in shower enclosure equipped with a wall-mounted mains rain shower, alongside a separate shower area enclosed by a glazed sliding door. It also boasts a low flush toilet, dual sink vanity units complete with taps, and partially tiled walls that enhance its aesthetic appeal. The flooring is finished in engineered oak, complemented by a panelled radiator, an extractor fan, and a double-glazed frosted window provides natural light while ensuring privacy from the side elevation.

Bedroom Two

The rear elevation features a double-glazed window that offers picturesque views of the adjacent farmland, complemented by a panelled radiator for efficient heating. Additionally, there is convenient storage space integrated into the eaves.

Door leading into:

En suite shower room

Fitted with a three-piece suite features a walk-in shower enclosure equipped with a wall-mounted mains shower and a sleek glazed sliding door, low flush toilet and a pedestal sink unit complete with taps above. The space is enhanced by partially tiled walls and engineered oak flooring. Additional amenities include panelled radiator, an extractor fan, a shaver point, and a double-glazed frosted window positioned at the rear elevation.

Bedroom Three

The rear elevation features a double-glazed window that offers picturesque views of the adjacent farmland, complemented by a panelled radiator and convenient storage space integrated into the eaves.

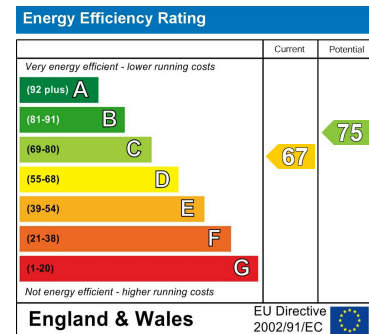
Area Map



Floor Plans



Energy Efficiency Graph



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