



## Sheldon House Halkyn

Holywell, CH8 8ES

Offers Over £350,000





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## Accommodation Comprises

White upvc door with a double glazed, frosted decorative panel opening into:

### Dining Area

9'4" x 6'9" (2.85 x 2.06)

Wooden framed double glazed 'Velux' window, double glazed upvc window to the front elevation with deep wooden sill, double paneled radiator and tiled flooring. Central ceiling light, opening into the kitchen and door from the dining room into the utility area.

### Utility Room

Double glazed upvc window to the front elevation, floor standing oil boiler, void and plumbing for washing machine and tumble dryer. Extractor fan, loft access and tiled flooring.

### Kitchen

13'3" x 11'11" (4.06 x 3.64)

Farm style kitchen housing a range of wooden wall and base units with complementary work tops over, stainless steel one and a half bowl, sink unit with mixer tap over and splashback tiles. Space for an eight ring 'Rangemaster' cooker with a double oven, grill and warming draw with extractor fan and inset wooden beam over. Space for a fridge freezer, central wooden island with basket storage and wine rack, tiled flooring. Beamed and textured ceiling with spotlights, stairs leading to the first floor accommodation with under stairs storage cupboards, smoke alarm and opening into the pantry cupboard.

### Pantry

5'6" x 3'1" (1.68 x 0.96)

Double glazed uPVC window to the rear elevation, built in shelving, tiled flooring, electric sockets and inset spotlights.

### Lounge

22'0" x 11'3" including sun room (6.72 x 3.45 including sun room)

Wooden door with a frosted decorative panel opening into the lounge from the kitchen. Featuring a cast iron multi-fuel burner set on a quarry tiled raised hearth with brick inset and inset wooden beam over. Featured beamed and textured ceiling, carpeted flooring, TV and internet points, smoke alarm. Opening into the sun room:

### Sun Room

Wooden framed double glazed 'Velux' window and double glazed upvc French doors to the rear elevation with a wooden oak sill. Carpeted flooring, two wall lights and a double paneled radiator.

## First floor accommodation:

### Landing

6'11" x 3'9" (2.11 x 1.16)

Central ceiling light, double glazed wooden framed 'Velux' window, cupboard housing electric meters, wooden door to the right which leads to the main bedroom and door to the left into office space.

### Office

8'0" x 7'8" (2.44 x 2.35)

Currently utilised as an office this space gives access to bedrooms, bathroom and stairs leading down to bedroom three. Wooden frames 'Velux' window, beamed ceiling, single paneled radiator, carpeted flooring, central ceiling light and smoke alarm.

### Bedroom One

13'3" x 12'0" (4.05 x 3.68)

Spacious bedroom with vaulted ceilings with wooden beams, wooden frame double glazed 'Velux' window, double glazed upvc window to the front elevation and double paneled radiator. Fitted with a range of wardrobes mainly with wooden doors, two mirrored wardrobes with rails and shelving. Door into the Jack and Jill Bathroom.

### Bedroom Two

13'6" x 8'4" (4.12 x 2.56)

Double glazed upvc window to the front elevation, single paneled radiator, beamed ceiling and carpeted flooring. Built-in cupboard with rail, shelving to alcoves and TV point.

### Jack and Jill Bathroom

12'4" x 5'2" (3.78 x 1.59)

Three-piece suite comprises: ceramic pedestal sink with mixer top over, low flush W.C and roll top bath with mixer tap and shower attachment over. Wood effect vinyl flooring, fully tiled walls, wooden beam to the ceiling with two spotlights, column double panelled radiator with chrome towel rails. Double glazed frosted upvc window to the front elevation and door out onto the landing.

## Stairs Lead Down To:

### Bedroom Three

14'11" x 8'3" (4.57 x 2.54)

Double glazed upvc window to the front elevation, double glazed uPVC window to the side elevation on the stairs, two wall lights to the stairs and two wall lights in the bedroom. Built in wardrobes underneath the stairs with rails and shelving, under stairs storage space, carpeted flooring and TV point.

### To the Front

The property is accessed through a wooden gate located at the rear, which opens to a pathway that winds around to the front garden. Steps lead down to the welcoming front door.

The garden, positioned at the front of the property, is thoughtfully designed for outdoor living. A block-paved pathway guides you to a spacious patio, perfect for a BBQ area and outdoor furniture. The garden, primarily laid to lawn, wraps around another block-paved patio, offering an inviting space for alfresco dining and relaxation. A stone-built wall with steps ascends to a raised patio, enclosed by decorative metal fencing, creating an additional garden area ideal for furniture, planters, or even a hot tub. The garden is beautifully enclosed by wooden fencing and mature hedging, ensuring both privacy and a touch of nature.

### Garden Extension

At the rear of the garden, you'll discover an additional section of land that offers exciting potential for renovation. This area is perfect for parking, extending the garden, or creating a space that reflects your personal vision. With endless possibilities, this section provides an opportunity for potential buyers to unleash their creativity and make the most of this charming countryside cottage.

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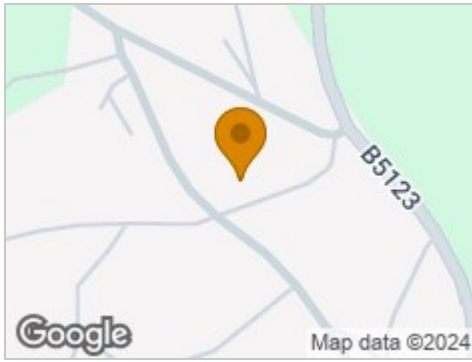
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## Road Map



## Hybrid Map



## Terrain Map



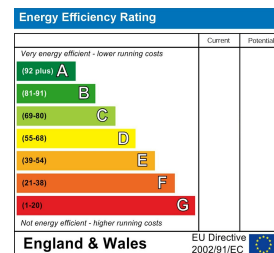
## Floor Plan



## 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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