



Hafod Y Maidd

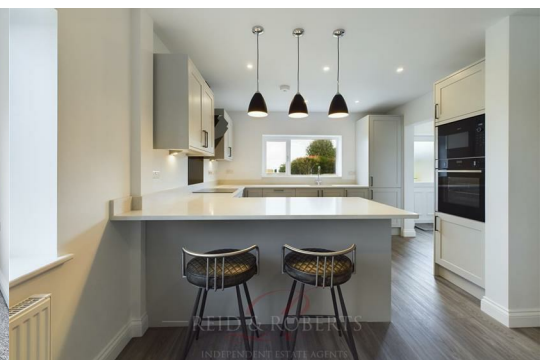
, Trelogan, CH8 9BY

Asking Price £335,000



Reid & Roberts Estate and Letting Agents are delighted to present this exceptional bungalow offering a rare opportunity to acquire a newly renovated 4-bedroom detached bungalow boasting modern fixtures and fittings throughout with versatile living space. With a stunning new kitchen, bathroom, and en-suite, this home is truly move-in ready, complete with newly fitted carpets, new modern double-glazed windows, and a contemporary composite front door and a stunning landscaped garden located in a sought-after village location, Don't miss out on making this beautiful property your forever home – schedule your viewing today.

Location-
Nestled in the picturesque village of Trelogan, this home offers the perfect blend of rural charm and modern convenience. The village boasts a primary school, a community centre, and the renowned North Clwyd Animal Rescue, which also features a café, open to the public. For those needing access to nearby amenities, a bus route connects Trelogan to the neighbouring towns of Prestatyn and Holywell, both offering a wide range of shops, schools, public houses, and recreational facilities. The property also benefits from excellent transport links, being within easy reach of the A55 expressway.



Accommodation Comprises:

Steps up to a stylish composite front door leading into:

Reception Hallway

Welcoming entrance hall with wood-effect LVT flooring, two radiators, and a convenient under stairs storage cupboard and doors provide access to the lounge, kitchen/diner, 4 bedrooms, and family bathroom. Stairs lead to the 1st-floor / loft.

Lounge

A bright lounge featuring a striking media wall with built-in modern electric fireplace and space for a TV with TV point. This room benefits from a large UPVC double-glazed window to the front elevation, allowing for ample natural light, as well as radiator and power points.

Open Plan Feature Kitchen / Dining Room

The heart of the home, this stunning kitchen / diner features a range of sleek wall and base units with quartz worktop surfaces, upstands, and the added benefit of a breakfast bar. The kitchen is fully equipped with a stainless steel inset sink with worktop drainer grooves. Induction hob with black glass splashback and modern black angled chimney extractor hood over. Integrated Neff oven and microwave, fridge/freezer, and dishwasher. Additional features include under-cabinet lighting, spotlights, a tall modern black radiator, wood effect LVT flooring and a UPVC double-glazed window to the rear elevation overlooking the rear garden. This open-plan layout provides ample space for dining and entertaining.

Utility

Conveniently located off the kitchen, the utility area offers extra storage with quartz effect worktops, a wall-mounted boiler, and space for additional appliances. The wood-effect LVT flooring continues, and a decorative UPVC double-glazed door provides access to the rear garden.

Master Bedroom

UPVC double-glazed window to the front elevation, radiator, power points, and a TV point. Door into:

En-Suite

Three-piece suite comprising of: A low flush W.C, vanity sink unit with storage and corner shower cubicle with a mains-powered shower. Additional features include a chrome towel rail radiator, spotlights, partially tiled walls, and tiled flooring, all finished to a high standard.

Bedroom Two

A comfortable room with radiator, TV point, power points, and a UPVC double-glazed window to the front elevation.

Bedroom Three

This rear-facing bedroom enjoys views over the garden through a UPVC double-glazed window to the rear elevation with a radiator, power points, and a TV point.

Bathroom

The family bathroom is elegantly designed with a modern three-piece suite comprising of a: Low flush W.C, a modern and complimentary vanity sink unit with storage and black mixer tap over. A 'P'-shaped bath with a mains-powered shower and glass shower screen. Fully tiled walls and flooring. Matte black towel rail radiator, spotlights, and a frosted UPVC double-glazed window to the side elevation.

Bedroom Four / Sitting Room / Office

This versatile space could also serve as a second sitting room or home office. It includes a radiator, power points, TV point, and a UPVC double-glazed window to the rear elevation overlooking the rear garden.

Turned Staircase leads to first floor accommodation

A turned staircase leads to the first-floor / loft area

Loft Room (POTENTIAL FIRST FLOOR BEDROOM)

which offers potential for conversion into an additional room. This area is equipped with power points, lighting, and a UPVC double-glazed Velux window.

Loft Storage Space

Loft room with potential to provide extra space for storage

Outside

To the front

The property is set back from the road and accessed via double gates opening onto a driveway, providing ample off-road parking. The front garden is mainly laid to lawn, with a paved pathway leading to the front door and continuing around the side of the property.

To the rear

The generously sized rear garden is perfect for family living and entertaining. It features a large lawned area, a gravel section and a paved patio area ideal for outdoor dining and relaxing. Steps lead to a further elevated paved patio area, offering partial scenic views and again, ideal for outdoor furniture and alfresco dining. The garden is fully enclosed with wood panelled fencing, providing both privacy and security.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell office on 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

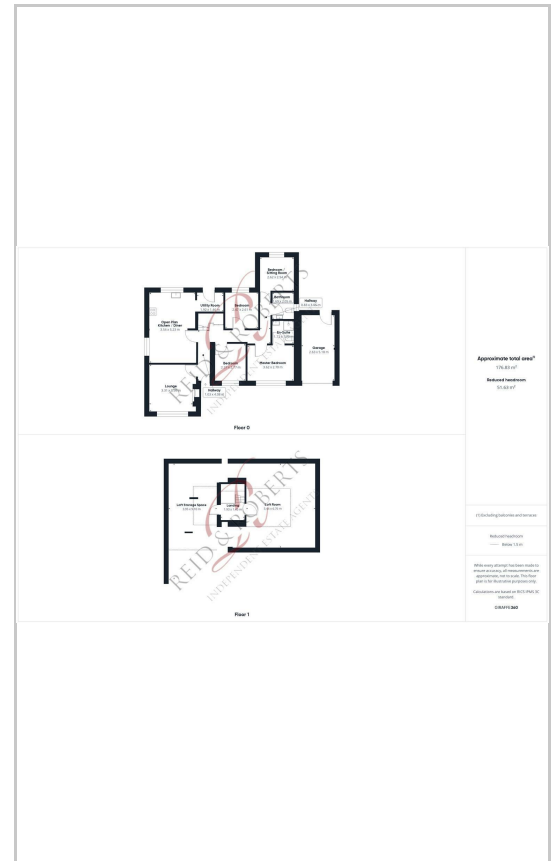
Misrepresentation Act

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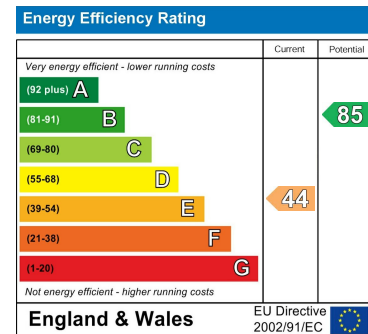
Area Map



Floor Plans



Energy Efficiency Graph



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10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: holywell@reidandroberts.com reidandroberts.com