REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Halkyn Road

Holywell, CH8 7TZ

Offers Over £450,000

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Accommodation Comprises

Steps up to a welcoming front open porch and a step up to the UPVC entrance door, which is flanked by frosted windows on either side. Upon entering, you are greeted by:

Entrance Hall

A spacious and inviting hallway that provides access to the lounge, dining room, and kitchen/diner and features a radiator, a decorative coved ceiling, a dado rail, and power points. An elegant archway leads to an additional section of the hallway, where an under-stairs storage cupboard is located, along with the staircase ascending to the first-floor accommodation and a UPVC double-glazed decorative window to the rear elevation enhances the space with natural light while the original parquet flooring lies beneath the existing carpet.

Lounge

The generously proportioned lounge boasts a UPVC double-glazed bay window to the front elevation, complemented by two additional UPVC double-glazed frosted windows to the side elevation. The parquet flooring adds character to the room, and a feature fireplace with space for an electric fire serves as an attractive focal point. Additional elements such as wall lights, two radiator, power points, and a decorative coved ceiling contribute to the room's charm. UPVC double-glazed French doors provide seamless access to the sun room.

Sun Room

The sun room offers a tranquil retreat with exposed brick walls, tiled flooring, and power points for convenience. Large UPVC double-glazed French doors, accompanied by window side panels, open out to the expansive rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor connection.

Dining Room

Offers a versatile living space with a UPVC double-glazed bay window at the front, featuring decorative panels that enhance the room’s character. A brick decorative fireplace serves as a charming focal point, complemented by decorative coved ceilings that add a touch of elegance. The room is well-equipped with a radiator and power points for convenience while the original parquet flooring lies beneath the existing carpet. adding to the property's charm and potential.

Kitchen / Diner with Pantry

Kitchen / Diner -
The kitchen / dining area is thoughtfully designed, housing a range of base units with complementary worktop surfaces over. A stainless steel sink with a drainer and mixer tap sits beneath one of the two UPVC double-glazed windows, which allow ample natural light from the side elevation. The space is well-appointed with built-in shelving, designated areas for an oven, dishwasher, and an under-counter fridge, as well as two generous floor-to-ceiling built-in cupboards flanking the chimney breast, offering plenty of storage. The chimney breast itself is enhanced with built-in shelving and a power point, making it an ideal spot for a TV or additional storage solutions. The partially tiled walls, radiator, and tiled-effect vinyl flooring contribute to both practicality and style, while a cupboard discreetly houses the electric meter and provides extra storage. Fluorescent lighting ensures the space remains well-lit.

Pantry -
A sliding door leads into the pantry, which is fitted with built-in shelving units and a complementary worktop surface, making it an excellent additional storage area. There is ample space for an under-counter fridge or freezer, along with fluorescent lighting for brightness. An internal frosted window connects to the utility area, and the pantry is completed with tiled-effect vinyl flooring and power points, ensuring functionality and ease of use.

The rear hallway, utility area and downstairs shower room were originally outhouses but have been thoughtfully converted into a practical and versatile space. This area serves as a convenient utility zone while also providing ample room for storing coats and shoes.

Rear Hallway

The rear hallway features a wall-mounted combi boiler, a radiator, and tiled flooring. Two UPVC doors offer access to different parts of the property - one leading to the side and the other opening to the rear. The space seamlessly flows into the utility area and a door into the shower room.

Utility Area

Fitted with wall and base units, topped with complementary work surfaces and splashback tiles. A stainless steel sink and drainer with taps sit beneath a UPVC double-glazed window that overlooks the side elevation. Space for fridge / freezer, a washing machine, and a dryer. The area is illuminated by fluorescent lighting and includes power points, a radiator, and ample storage options.

Shower Room

Three-piece suite comprising of: A low-flush WC, a corner shower cubicle with a wall-mounted electric shower, and a pedestal sink unit. The shower room is fully tiled, with both the walls and flooring finished in a sleek, easy-to-maintain design. Additional features include a radiator, spotlights, an extractor fan, and frosted UPVC double-glazed windows to both the rear and side elevations, ensuring privacy while allowing natural light to filter through.

First Floor Accommodation

Gallery Landing

Featuring a turned staircase and elegant dado rails. Large decorative UPVC double glazed windows to the rear elevation allow natural light to flood the space, enhancing its bright and airy ambiance. Wall lights add a warm glow, while a step leads up to Bedroom Three. Another step and an archway open into a more expansive landing area.

Bedroom Three

Generously sized double room with a large UPVC double-glazed window to the rear elevation, ensuring plenty of natural light. The space comfortably accommodates a double bed along with additional bedroom furniture. Built-in wardrobes and drawers offer ample storage, complemented by integrated shelving and power points. A radiator ensures warmth and comfort.

Further Landing

The further landing extends into a spacious area, ideal for a combined office space. It features dado rails, oak flooring, power points, and a radiator, creating a stylish yet functional setting. A smoke alarm is installed for safety, and doors lead to four additional bedrooms and a bathroom.

Bedroom One

A spacious and well-appointed room, benefiting from a large UPVC double-glazed bay window with decorative panels to the front elevation, offering pleasant views. The bedroom features built-in wardrobes with sliding doors, providing extensive storage space, including shelving and hanging rails. A radiator ensures comfort, while power points are strategically placed for convenience. The room also boasts a decorative coved ceiling, adding to its charm. It easily accommodates a double bed with additional space for other bedroom furniture, making it both practical and inviting.

Bedroom Two

Presents a striking feature with its UPVC double-glazed bay window, complete with decorative panels that overlook the front elevation with views. The room boasts a decorative coved ceiling and picture rails, adding character and charm. A spacious layout provides room for a double bed and additional bedroom furnishings. The inclusion of power points and a radiator ensures both convenience and comfort.

Bedroom Four

Benefits from UPVC double-glazed windows to the rear elevation. It offers ample space for a bed and bedroom furniture. Additional features include a radiator, picture rails, and power points, ensuring both comfort and practicality.

Bedroom Five

The smallest of the bedrooms but offers great versatility, making it ideal as either a fifth bedroom or a home office. It features a UPVC double-glazed window with decorative panels to the front elevation, allowing natural light to fill the space. The room is equipped with power points, a radiator, and a classic picture rail, adding character to the space.

Bathroom

Generously sized and includes a modern three-piece suite comprising of: A low-flush WC, a vanity sink unit with a chrome mixer tap, and a stylish ‘P’-shaped UPVC bath with a panel. A mains-powered shower is installed above the bath, complemented by a shower curtain. The fully tiled walls enhance the bathroom’s contemporary feel, while a radiator provides warmth. A UPVC double-glazed frosted window to the side elevation allows for natural light and ventilation. Additionally, a built-in storage cupboard, previously housing the immersion tank, offers ample storage space, and there is convenient loft access.

External

The property is approached via a spacious driveway, offering ample off-road parking. A well-maintained lawn garden sits at the front, enclosed by mature hedging and wood-panelled fencing, creating a sense of privacy. A sloped pathway at the side provides easy access, while steps with a handrail lead up to the front door. For added convenience, the front garden also features gravelled areas designed for low-maintenance upkeep, complemented by mature hedging.

There is access on either side of the property through secure gates, with an additional gate leading to a side pathway that runs alongside the home.

At the rear, a generously sized, south-facing garden extends over a tiered layout, primarily laid to lawn. Paved patio areas provide the perfect setting for outdoor dining and relaxation, with ample space for garden furniture. The garden is bordered by mature hedging and wood-panelled fencing, ensuring a private and enclosed outdoor space. Various storage sheds and a greenhouse are located at the rear and side, offering practical storage solutions.

Detached Garage

The property also benefits from a detached garage, equipped with an up-and-over door, as well as light and power, providing secure parking and additional storage options.

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.

INDEPENDENT MORTGAGE ADVICE

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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.

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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.

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.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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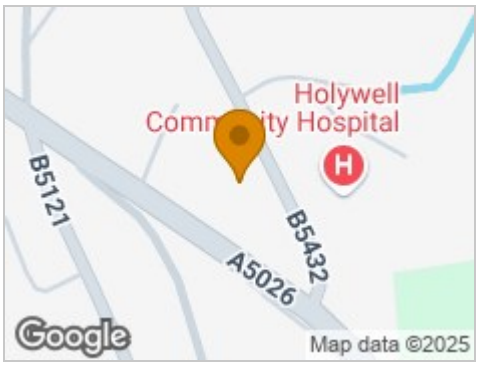
Road Map



Hybrid Map

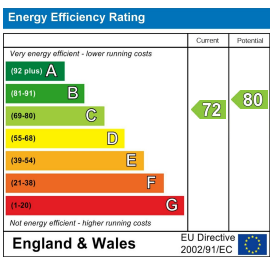
Terrain Map

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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10 High Street, Holywell, Clwyd, CH8 7LH
Tel: 01352 711170 Email: holywell@reidandroberts.com https://reidandroberts.com/