



## Moel Y Crio

Halkyn, Holywell, CH8 8JN

Offers Around £325,000





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### Accommodation Comprises

A UPVC front door with a frosted glass inset opens into:

#### Entrance Porch

The bright porch is the perfect place to kick off your shoes before entering the property. It features tiled flooring, two large UPVC double-glazed windows to the front and side elevation allowing for maximum natural light to fill the room.

A frosted UPVC door leads into:

#### Hallway

The bright and spacious hall provides access to the kitchen / diner, bathroom, open plan living room / dining area and storage cupboard which houses the electric meter. The room is filled with light due to its open-plan living space and UPVC double-glazed window to the front elevation. The hallway also features tiled flooring, a radiator and power points.

#### Kitchen / Diner

Housing a range of wall and base units with worktop surfaces over and splashback tiles. It features a sink with a drainer and a mixer tap, built-in oven with an integrated induction hob, and an extractor fan above, ensuring practicality and ease of use. There is ample space for both a fridge/freezer and a washing machine, making the kitchen highly functional. The room is finished with tiled flooring and partial wood-panelled walls, fluorescent lighting, radiators and power points. Additionally, there is space for a dining table, perfect for family meals or entertaining guests. Two UPVC double-glazed windows to the front and side elevations flood the room with natural light, creating a welcoming and airy space.

#### Bathroom

The bathroom features a three-piece suite, including a low-flush WC, a pedestal sink, and a panelled bath fitted with a mixer tap and handheld shower attachment. The walls are partially tiled, radiator and a frosted UPVC double-glazed window positioned at the rear elevation enhances privacy without compromising on natural light. Additionally, a generously sized built-in storage cupboard offers ample space for toiletries, towels, and other essentials, adding to the practicality of the space. While the bathroom would benefit from modernisation, it presents a fantastic opportunity to design and create a stylish and contemporary space to suit your tastes.

#### Living Room / Dining Area

The open-plan living room and dining area is accessed via a step down, leading into this versatile and spacious room. The area is fully carpeted, offering warmth and comfort.

Dining Area - Stairs lead up to the first-floor accommodation, while a door to the side opens into one of the bedrooms. Also features a UPVC double-glazed window with top openers to the front elevation and a radiator. An archway further connects the dining area to the living space, adding a touch of character and openness.

The living area - is also bathed in natural light from the UPVC double-glazed window and top openers to the front elevation. The room is equipped with a radiator and power points, and it also provides access to another bedroom and the conservatory, making it a central hub in the home for both relaxation and social gatherings.

#### Conservatory

Entered via patio sliding door from the living room, the bright and inviting conservatory is constructed with a dwarf brick wall and large UPVC double-glazed windows which meet the polycarbonate roof. The room features wood-effect laminate flooring, ceiling fan with lighting, radiator and power points. There is access to the garden via the French doors to the front elevation, allowing for seamless indoor - outdoor living.

The perfect sun trap offering versatile living.

#### Bedroom Two

A door off the living room enters into this versatile space providing endless opportunities to be used as a bedroom, additional sitting room or office space. The room is filled with natural light from the large UPVC double-glazed window to the side elevation. The room currently features a carpeted floor, radiator, power points and coved ceiling.

#### Bedroom Three

A door off the dining area enters into another versatile room previously used as a downstairs bedroom. The spacious room has power points, radiator and plenty of natural light coming from the UPVC double-glazed window to the side elevation.

#### First Floor Accommodation

##### Landing

The carpeted stairs leads you to the first floor where you will find a large storage cupboard and a double-glazed UPVC window to the front elevation.

Door opens into:

#### Master Bedroom

The master bedroom offers a generous and private retreat within the home. This spacious room features a soft carpeted floor, power points, and a radiator. Features exposed wooden beams which add a touch of character, while a large UPVC double-glazed window to the side elevation floods the space with natural light and frames breathtaking views of the surrounding countryside and rolling hills.

Door into:

#### En-Suite

The en suite is in need of modernisation but offers fantastic potential. Currently, it comprises a low-flush WC, a vanity unit with a built-in sink, and a shower cubicle with a wall-mounted electric shower. The space is enhanced by partially tiled walls, tiled-effect vinyl flooring, a radiator, and loft access. A large UPVC double-glazed frosted window to the side elevation allows for natural light while maintaining privacy. The exposed wooden beams continue into this space, adding charm and warmth.

With ample room available, there is excellent potential to incorporate a bath, transforming this en-suite into a truly luxurious space.

#### South Facing Garden

The front of the property is approached through a charming wooden gate that opens onto a private driveway, providing convenient off-road parking. This leads seamlessly to a spacious patio area, an ideal setting for al fresco dining while soaking in the breathtaking countryside views.

Two stone steps lead up to a beautifully maintained lawned garden, thoughtfully landscaped with an array of mature plants and shrubs, adding character and vibrancy to the outdoor space. A further step takes you to an additional patio area, perfectly positioned for outdoor furniture, where you can sit back and admire the stunning rolling hills and surrounding countryside. The garden is enclosed by a combination of panelled fencing, hedges, and lush bushes, ensuring both privacy and seclusion.

At the rear of the property, further patio areas provide additional outdoor space. The oil tank is discreetly positioned at the rear.

To the side of the property, a smaller wooden gate offers convenient foot access into the garden, adding both practicality and charm to the overall outdoor layout.

#### Outbuilding

The detached outbuilding offers a fantastic additional storage solution. Entered via a wooden side door, this versatile space is enhanced by a front-facing window, allowing plenty of natural light to filter through. Whether used for storage, a workshop, or a potential hobby space, this outbuilding adds further functionality to the property.

#### Location

Moel y Crio is a charming rural village nestled within the Clwydian Range, an Area of Outstanding Natural Beauty in Flintshire. Surrounded by rolling countryside, it offers a peaceful and idyllic setting while remaining within easy reach of nearby towns and amenities. The village is located just a short distance from Halkyn Mountain, Rhes-Y-Cae, and Lixwm, providing excellent opportunities for outdoor activities such as walking, cycling, and exploring the beautiful Welsh landscape.

Despite its tranquil setting, Moel y Crio benefits from good transport links. The nearby A55 Expressway is easily accessible, offering convenient connections to larger towns and cities, including

Tel: 01352 711170

Mold, Holywell, and Chester. For those who commute, Mold is approximately a 15-minute drive away, while Chester can be reached in around 30 minutes. Holywell, with its range of local amenities, is just a short drive from the village. Public transport options are available in the surrounding areas, and Flint railway station, located approximately 20 minutes away, provides direct train services to Chester, Liverpool, and beyond.

With its stunning countryside surroundings, convenient access to major road networks, and proximity to local towns, Moel y Crio presents an ideal balance between rural charm and accessibility, making it an attractive choice for those seeking a peaceful village lifestyle without sacrificing connectivity.

### 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](mailto: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 or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### INDEPENDENT MORTGAGE ADVICE

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.

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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.

### MISDESCRIPTION ACT

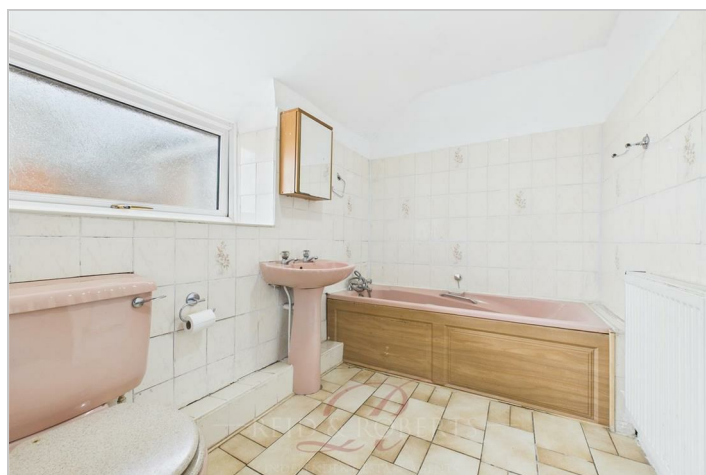
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### LOANS

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

### 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.



Road Map



Hybrid Map



Terrain Map



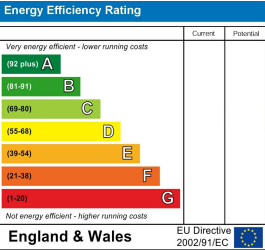
Floor Plan



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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