



Island View

Haulfryn, Rhewl, Holywell, CH8 9QX

Offers Over £200,000



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Accommodation comprises:

Steps up to a stylish composite stable door opening into the:

Entrance Hallway

Welcoming entrance hallway, where a staircase leads to the first floor accommodation with a cleverly designed under-stairs storage cupboard with built-in shelving providing a practical solution for organising belongings and houses the electric meter. From here, doors lead into the lounge and into the heart of the home, the open-plan inner hall, kitchen, dining room / snug.

Lounge

The spacious lounge is both elegant and inviting, featuring a striking log burner with a feature fire surround and marble hearth, creating a cosy ambiance. A large UPVC double-glazed bay window to the front elevation, complete with stylish fitted shutters, allows natural light to flood the space while framing the spectacular views. Finished with dado rails, decorative ceiling elements, power points, and TV points, this room blends charm with functionality.

Open-Plan Area

The open-plan inner hallway, kitchen, dining room / snug area form the heart of the home, designed for modern living and effortless entertaining.

Inner Hall

Boasts stylish tiled flooring, providing both durability and aesthetic appeal. A radiator ensures warmth and comfort, while a composite stable door offers access to the garden room / utility area. The space seamlessly transitions into the dining room / snug, creating an open and connected feel that continues into the kitchen.

Kitchen

The contemporary kitchen houses a range of modern wall and base units, complemented by sleek worktop surfaces over. A one-and-a-half bowl sink with drainer and a chrome swan-neck mixer tap sits beneath a composite double-glazed window which overlooks the rear garden, adding to the aesthetic appeal. Cooking is a pleasure with a curved four-ring integrated electric hob, a stylish angled chimney cooker extractor hood over and an integrated double oven. Additional built-in appliances, including a fridge-freezer and dishwasher, ensure convenience. Complementary splash-back tiles, tiled flooring, and power points enhance the functionality of this well-appointed kitchen. A cleverly designed open window space creates a bright, airy feel, seamlessly connecting to the dining room / snug while double-glazed composite French doors open onto the rear garden, making indoor-outdoor living effortless.

Dining Room / Snug

A versatile and inviting space situated just off the kitchen, ideal for use as a dining area or a cosy snug. This charming room features a radiator for warmth, power points for convenience, and a TV point, making it perfectly suited for relaxation, casual dining, or entertaining guests.

Lean To Garden Room / Utility Area

An impressive extension to the home, this spacious lean-to garden room / utility area offers a perfect blend of practicality and style, serving as a highly functional yet aesthetically pleasing space for additional storage. Thoughtfully designed, it features built-in cupboards that neatly conceal a washing machine

and provide ample shelving for household essentials. A dedicated bin storage area ensures the space remains tidy and well-organised.

Beyond its utility function, this versatile area also houses the oil boiler and offers generous storage capacity for logs, outdoor furniture, gardening tools, and other essentials, making it an indispensable asset for any homeowner.

Enhancing the seamless indoor-outdoor connection, the area is complemented by elegant decking and decked stairs, leading effortlessly to the rear garden through a convenient access door. Whether used for practical storage or as an extension of your outdoor living space, this thoughtfully designed area adds both functionality and charm to the home.

First Floor Accommodation

Landing

The landing area benefits from a UPVC double-glazed window positioned on the side elevation, allowing natural light to brighten the space. It provides access to the loft and is equipped with power points. Doors lead to two well-proportioned bedrooms and a family bathroom.

Bedroom One

This generously sized master bedroom comfortably accommodates a double bed along with additional furniture, making it a spacious and inviting retreat. A large UPVC double-glazed window to the front elevation allows for ample natural light and offers breathtaking views, further enhanced by elegant, fitted shutters. A charming decorative fireplace adds character to the room, creating a cosy ambiance. Additionally, a door leads to a built-in wardrobe, which is fitted with hanging rails and shelving, providing storage space for clothing and personal belongings.

Bedroom Two

Equally spacious, this versatile second bedroom features a UPVC double-glazed window to the rear elevation, overlooking the beautifully maintained rear garden. Currently utilised as a home office, the room offers flexibility to serve as a guest bedroom or secondary sleeping area as needed. A built-in cupboard provides additional storage space and can function as a wardrobe if required, ensuring practicality without compromising on style.

Family Bathroom

The family bathroom boasts a stylish and well-appointed four-piece suite, designed for both functionality and elegance. It includes a modern low-flush WC and a sleek pedestal sink fitted with chrome taps, offering a contemporary touch. A beautifully wood panelled bath, complete with a chrome mixer tap and a built-in handheld shower attachment, adds a sense of luxury. Additionally, a separate shower cubicle ensuring convenience and comfort.

A UPVC frosted double-glazed window positioned at the rear elevation allows natural light to filter through while maintaining privacy. The bathroom is further enhanced by partially tiled walls that add a refined aesthetic, complemented by durable vinyl flooring. A chrome towel radiator completes the space, providing warmth and a polished finishing touch.

Tel: 01352 711170

Front & Rear Garden

A Picturesque Entrance and Stunning South-Facing Rear Garden

Upon arrival, you are greeted by a charming block-brick paved driveway, providing convenient off-road parking for vehicles. The front garden has been thoughtfully designed for low-maintenance living, featuring an attractive slate-covered area that adds both character and practicality. Steps lead up to a paved patio area, an inviting space to sit back, unwind, and take in the stunning views. Further steps ascend to the composite stable front door, enhancing the home's charming and contemporary appeal.

To the rear, the south-facing garden has been beautifully landscaped to create a tranquil outdoor haven. Designed with relaxation and entertaining in mind, the garden boasts multiple seating areas, ensuring an inviting atmosphere for any occasion. The lower tier features a slate-paved patio with a pergola, providing a picturesque setting for alfresco dining or evening gatherings. French doors seamlessly connect the kitchen to this outdoor retreat, allowing for effortless indoor-outdoor living.

Ascending the steps, you'll find an elevated seating area, thoughtfully finished with low-maintenance slate flooring, offering another perfect spot to enjoy the sunshine and take in the breathtaking surroundings. The garden is further enhanced by a well-placed storage shed, mature trees, bushes, shrubs, and flower beds, all contributing to its charm and natural beauty. Wood panelled fencing and mature hedging provide both privacy and a sense of seclusion, while the garden's elevated position maximises the stunning views.

This exceptional outdoor space is a true highlight of the home, offering a peaceful escape while being perfectly designed for both comfort and convenience.

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Road Map



Hybrid Map



Terrain Map



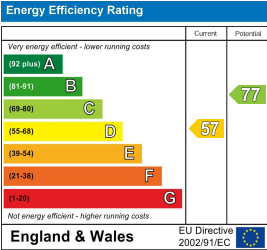
Floor Plan



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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