



Llys Saron

Brynford, Holywell, CH8 8AS

Offers Over £390,000



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Property Description

Stunning Four-Bedroom Detached Bungalow with No Onward Chain in the Heart of Brynford! Reid and Roberts Estate and Letting Agents are delighted to present this beautifully appointed four-bedroom detached bungalow, nestled in the highly sought-after village of Brynford. With the added advantage of NO ONWARD CHAIN! This home offers an effortless move and an exceptional opportunity to secure a peaceful retreat in an enviable location. This property enjoys a tranquil and private setting on the mountainside positioned between two neighbouring homes and combines seclusion with convenience, providing a quiet lifestyle without sacrificing accessibility.

Inside, the bungalow comprises a welcoming entrance porch, a hallway leading to all living spaces, a large living room, dining room, and a bright sunroom. The kitchen is well-equipped, with a separate utility room. The master and second bedrooms both have en-suites, and two additional bedrooms offer versatile living options and a family bathroom completes the home.

The property features solar panels, oil heating, ample off-road parking, and easy-maintenance front gardens with artificial grass. To the rear, you'll find a spacious paved patio, a lawned garden area and mature trees offering added privacy.

Located in the picturesque village of Brynford, this property is perfect for nature lovers, walkers, and anyone seeking a quiet lifestyle. The village offers a range of amenities, including a primary school, day-care facilities, a local pub, restaurant and a golf course. The A55 expressway is just a short drive away, providing excellent transport links to Chester, Liverpool, and Manchester. The nearby market towns of Holywell and Mold offer a variety of shops, services, and dining options, ensuring all your lifestyle needs are met.

Accommodation Comprises

You are welcomed into the property via UPVC double-glazed French doors.

Opening into:

Entrance Porch

Features exposed brick walls, tiled flooring, ceiling light and a full length floor to ceiling UPVC double-glazed window to the front elevation which floods the room with natural light.

A wooden door with glass insets and side panels lead you into:

Hallway

Step into a bright and spacious hallway designed for effortless movement throughout the home. Providing seamless access to all bedrooms and living areas, this well-proportioned space is both practical and inviting. On one side, you'll find the bedrooms, while the main living areas are situated on the other. Additional features include a loft access hatch, elegant ceiling lights, a classic dado rail and a smoke alarm. The carpeted flooring enhances the sense of warmth, while a radiator ensures year-round comfort. A conveniently located storage cupboard with ceiling light, radiator and built-in shelving offers the perfect solution for keeping essentials neatly tucked away.

Lounge

The lounge is an impressive and generously sized retreat, perfect for relaxing or entertaining. At its heart, a stunning gas fireplace with an ornate decorative surround creates a cosy and elegant focal point. The room's charm is further enhanced by stylish ceiling and wall lighting, while modern comforts such as power points, a TV point, and a radiator ensure functionality. A beautiful UPVC double-glazed bay window to the front elevation frames the picturesque views of the meticulously maintained front garden, allowing natural light to flood the space and create an inviting atmosphere.

Kitchen

Designed for both elegance and practicality, the kitchen boasts a sleek range of high-gloss wall and base units, perfectly complemented by the worktop surfaces and matching upstands. A built-in 1.5-bowl stainless steel sink with integrated drainer grooves and swan-neck spray mixer tap adds a sophisticated touch while ensuring ease of use.

Thoughtfully designed for modern living, the kitchen comes fully equipped with high-quality appliances, including a Bosch single oven, a four-ring electric hob with an overhead extractor fan, and an integrated microwave. A built-in dishwasher enhances convenience, while dedicated space is provided for a fridge/freezer. Clever storage solutions, including pull-out drawers within select cupboards,

ensure a clutter-free and organised space.

The contemporary ambience is further elevated by tiled flooring, stylish tiled splashbacks, coved ceilings, and spotlights. Large UPVC double-glazed windows to the rear elevation bathe the kitchen in natural light, overlooking the rear garden while a door provides seamless access to the adjoining utility room.

Utility Room

The utility room offers additional storage with wall and base units with worktop surfaces over. A 1.5 bowl stainless steel sink with drainer and mixer tap ensures functionality, while the Worcester oil boiler is neatly housed for efficiency.

There is ample space for a washing machine, and the room is equipped with tiled flooring, tiled splashbacks, power points, and a wall-mounted thermostat. A UPVC double-glazed window to the side elevation provides a charming view of the garden, while a UPVC door with a frosted double-glazed panel grants direct access to the rear garden, making laundry and household tasks effortlessly convenient.

Dining Room

The sun room can be used as a dining room, additional sitting room or even a fifth bedroom. The room provides carpeted flooring, a decorative ceiling light, a radiator, coved ceiling and wood-effect UPVC French doors with double glazing opening into the sun room.

Sunroom

The sun room is the perfect suntrap. The room is framed by a rendered dwarf brick wall and topped with UPVC double-glazed windows, allowing plenty of natural light to flood the room. UPVC double-glazed French doors open to the rear garden, offering a seamless flow between indoor and outdoor living. The bright and airy space features stylish tiled flooring, spotlights, power points and a radiator for year-round comfort. Additionally, the room includes two double glazed Velux windows and a TV point, making it a versatile space - ideal as a relaxing sitting area or a dining room where you can enjoy beautiful garden views.

Bathroom

The family bathroom features a three-piece suite, including a vanity unit with built-in shelving, an integrated sink with taps, a convenient shaver point, a WC and a PVC panelled bath with gold coloured taps and a handheld shower attachment. The space is complemented by fully tiled walls and flooring, a radiator and UPVC double-glazed frosted windows to the rear elevation provide privacy while allowing natural light to filter in.

Master Bedroom

The spacious master bedroom boasts UPVC double-glazed windows to the front elevation, allowing for plenty of natural light. It features a radiator and built-in wardrobes that offer ample shelving, hanging space, and integrated drawers, along with decorative shelving and mirrored doors. The wardrobe currently houses the electric meter, fuse box and solar panel system. Additional highlights include power points, a decorative ceiling and a door leading to a larger-than-average En-Suite.

En-Suite

Step into a beautifully designed en-suite that blends elegance with practicality. This well-appointed four-piece suite features a stylish vanity unit with ample storage, an integrated sink with a mixer tap, and a convenient shaver point. A small step leads to the spacious mains-powered corner shower, while a fitted corner bath with a sleek built-in wall mixer tap adds a touch of sophistication. Completing the suite is a contemporary W.C., ensuring both comfort and functionality.

Designed with style in mind, the en-suite boasts a harmonious combination of tiled and wood-effect laminate flooring, complemented by partially tiled walls. A decorative ceiling with spotlights and wall lights enhances the ambience. To maximise comfort, the space benefits from a distinctive curved radiator, an additional radiator, and UPVC double-glazed frosted windows to the rear elevation, providing warmth, privacy, and natural light.

Bedroom Two

Bathed in natural light from its UPVC double-glazed window to the rear elevation overlooking the rear garden, this inviting bedroom offers both comfort and style. Carpeted flooring enhances the cosy atmosphere. Additional features include a radiator, power points, and a TV point. For ultimate convenience, a private door leads directly to the en-suite.

Tel: 01352 711170

En-Suite

Designed for both functionality and style, the en-suite boasts a contemporary three-piece suite, including a WC, a pedestal sink with chrome taps, and a built-in mains-powered shower unit. Fully tiled walls and wood-effect laminate flooring create a polished finish and a radiator. A UPVC double-glazed frosted window to the rear elevation ensures privacy while allowing soft natural light to filter through.

Bedroom Three

This well-proportioned bedroom enjoys ample natural light from the UPVC double-glazed window overlooking the front elevation, a radiator and features a built-in wardrobe with mirrored sliding doors and hanging rails and shelving maximises storage while reflecting light to enhance the sense of space.

Bedroom Four

Versatile and adaptable, this bright room is perfect as a bedroom, home office, or nursery - tailored to suit your lifestyle needs. A UPVC double-glazed window to the front elevation welcomes natural light, while a wooden door with elegant glass insets allows light to filter into the hallway. Carpeted flooring, a radiator, and power points complete the space, ensuring comfort and practicality.

External

This charming detached bungalow is set within a peaceful and private location, nestled between two neighbouring properties. It is approached via a wooden gate and cattle grid, with a convenient footpath providing side access. The generous driveway, finished with decorative gravel and a striking circular block-paved feature, offers ample off-road parking and leads directly to the detached garage.

The front garden has been thoughtfully designed for low maintenance, featuring an artificial lawn bordered with slate and mature shrubs that enhance both privacy and curb appeal. Gated access on either side of the property provides seamless entry to the rear and side gardens.

The expansive rear garden is perfect for outdoor living, boasting a large patio area ideal for alfresco dining and relaxation. A practical storage shed sits conveniently nearby, while a wooden gate provides direct access to the driveway in front of the detached garage. Additionally, a side door allows easy access into the garage from the garden.

A mainly laid to lawn garden extends to the side of the property, enclosed by wooden panelled fencing and softened with mature trees and shrubs, offering a secluded and tranquil setting. The oil tank is discreetly housed within a brick-built storage area, neatly positioned on the lawn.

Detached Garage

The detached garage is accessible via an electric door or a side entrance from the rear garden. Inside, a combination of wall and base units provide ample storage, while the open-plan space comfortably accommodates a vehicle. A single-glazed wooden window to the side elevation allows natural light to filter in, complemented by fluorescent lighting for added practicality.

Location

Set in the charming village of Brynford, this property is surrounded by breathtaking countryside, making

it perfect for nature lovers, walkers, or anyone seeking a peaceful lifestyle. The village offers a variety of amenities, including a primary school, daycare facilities, a local pub, restaurant, and a golf course. With excellent transport links, the A55 expressway is just a short drive away, providing easy access to Chester, Liverpool, and Manchester. The nearby market towns of Holywell and Mold offer an array of shops, services, and dining 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.

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.

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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



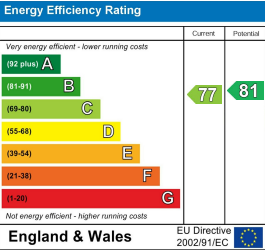
Floor Plan



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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