



Sunnyside Bryn-Sannan

Brynford, Holywell, CH8 8AX

Offers Over £325,000



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Accommodation Comprises

A step up to entrance door. The UPVC door with two frosted glass insets opens into:

Entrance Porch

Bright and welcoming porch, featuring two UPVC double-glazed windows to the side elevation and wood-effect laminate flooring, offering a pleasant transition into the home.

A door with glass insets above opens into:

Hallway

The spacious hall gives you multiple entrances leading into the main living areas. A decorative internal window and door provide a view into the lounge, while a useful understairs storage cupboard offers ample space for shoes and household essentials. The room consists of a radiator with radiator cover, ceiling light, smoke alarm and continuation of wood-effect laminate flooring.

Open-Plan Kitchen / Diner / Sitting Area

Kitchen / Diner is a bright and generously sized space, offering both practicality and excellent potential for personalisation. It features a comprehensive range of wall and base units topped with contrasting work surfaces, along with dedicated space for an integrated dishwasher and washing machine. A built-in cupboard discreetly houses the Vaillant boiler for added convenience.

One of the standout features is the charming exposed brick alcove with an arched finish, perfectly designed to accommodate a Rangemaster-style oven, adding both character and functionality to the room. A built-in brick wine rack further enhances the space with a touch of rustic charm.

Natural light pours in through two UPVC double-glazed windows to the side and rear elevations, while a wood-effect UPVC door provides direct access to the outside. Exposed ceiling beams and tiled flooring add to the room's traditional appeal, and the kitchen flows seamlessly into the adjoining dining area / sitting area, making it an ideal layout for entertaining and family living.

Dining / Sitting Area - This inviting open-plan space offers a perfect setting for both relaxed seating and formal dining. Thoughtfully designed for sociable living, the area features smoke alarm, built-in shelving and a concealed cupboard housing the electric meter, providing both style and practicality.

Wood-effect laminate flooring, complementing the warm tones of the exposed wooden ceiling beams, which add a touch of rustic charm and character. Whether used as a cosy sitting area or a welcoming dining space this versatile space seamlessly connects to the kitchen, making it ideal for modern family living and entertaining.

Sitting Room / Bedroom Three

Accessed from the entrance hallway via an additional hall, this versatile space can be used as a third bedroom, home office, or a second sitting room. It benefits from a UPVC double-glazed window to the front elevation, radiator, power points and wood-effect laminate flooring.

Lounge

A generously sized living room, filled with natural light from the front-facing UPVC double-glazed window and rear-facing UPVC double glazed French doors that open onto the rear garden. A feature fireplace with an inset log burner set on a slate hearth adds warmth and character. The room also features two radiators, power points, and a turned staircase leading to the first floor accommodation.

First Floor Accommodation

The turned staircase leads to a:

Landing

Bright landing area with a Velux window, smoke alarm, and access to the eaves for additional storage. Doors lead to the two upstairs bedrooms and the family bathroom.

Master Bedroom

This spacious and beautifully presented bedroom benefits from fitted mirrored sliding wardrobes, additional fitted rails and display shelving, and access into the eaves for further storage. Twin radiators ensure comfort, while a wooden double-glazed box bay window with deep sill provides panoramic views over the open fields and Dee Estuary. There is ample room for a double bed and additional furniture, making it a peaceful retreat.

Bedroom Two

The second bedroom also offers generous space, with a built-in wardrobe featuring a hanging rail and curtain. Natural light pours in through both a Velux window and a UPVC double-glazed window to the side elevation. Radiator and wood-effect laminate flooring complete this comfortable room.

Bathroom

A well-appointed four-piece suite comprising a freestanding bath with mixer tap over, a shower cubicle with a wall mounted electric shower, a W.C., and a vanity unit with a built-in sink with chrome swan-neck mixer tap over. The bathroom is finished with a traditional heated towel rail radiator, partially tiled walls, tiled flooring, and a combination of frosted wood-effect UPVC double glazed windows to the side elevation and a Velux window. Built-in storage cupboards offer practicality without compromising on style.

External

The property is approached via wrought iron gates, opening onto a block-paved driveway that offers ample off-road parking. The driveway extends along the side of the home, providing direct access to the detached garage. At the front, a well maintained lawn with an array of mature plants, shrubs, and enclosed by established hedging enhances the kerb appeal, creating a welcoming first impression.

Rear Garden

A wooden side gate opens into the rear garden, an ideal space for both relaxation and entertaining. A combination of neatly kept lawn and paved patio areas offers flexibility for outdoor living, while a charming pergola defines a dedicated spot for alfresco dining or lounging. Practicality is well catered for with a brick-built outbuilding and additional storage sheds, perfect for garden tools or seasonal items. Framed by mature hedging and boasting open views across neighbouring countryside and towards the Dee Estuary, the garden provides a peaceful and private escape.

Tel: 01352 711170

Detached Garage

A spacious detached garage provides excellent storage or workshop potential. It features a wood-effect UPVC window to the side, an electric door, lighting, and power.

Location

Brynford is a charming and sought-after village nestled in the picturesque Flintshire countryside, just a short distance from the historic market town of Holywell. Known for its peaceful, semi-rural setting, Brynford offers an ideal lifestyle for those looking to enjoy the tranquillity of country living while still being within easy reach of everyday amenities.

Surrounded by rolling hills and open fields, the village is perfect for outdoor enthusiasts, with direct access to a wealth of scenic walking routes, including those that stretch across the nearby Halkyn Mountain. The area is rich in wildlife and natural beauty, offering a truly serene environment.

Despite its rural charm, Brynford is conveniently located just a few minutes' drive from Holywell, which provides a wide range of shops, supermarkets, schools, healthcare services, and leisure facilities. For commuters, the nearby A55 expressway offers excellent transport links to Chester, North Wales, and major motorway networks, making the location ideal for both work and leisure travel.

The community spirit in Brynford is warm and welcoming, making it a popular choice for families, retirees, and anyone looking to settle in a peaceful, well-connected location that captures the best of countryside living.

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Road Map



Hybrid Map



Terrain Map



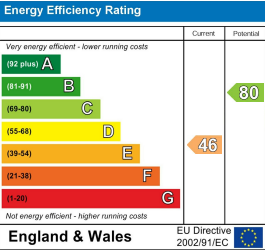
Floor Plan



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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