



Eryl Y Don Main Road

Ffynnongroyw, Holywell, CH8 9SN

Offers Over £150,000



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Accommodation Comprises

Step up to UPVC door opening into:

Hall

The entrance hall sets the tone for the rest of the home, warm, welcoming, and full of character. It features a spindled balustrade staircase rising to the first floor, with laminate flooring and original picture rail detailing adding a touch of traditional charm. A UPVC double glazed window to the side elevation allows natural light to brighten the space and housed here are the electric meter and access to the main living areas.

From the hallway, doors lead into the lounge, dining room/sitting room, and kitchen, providing a seamless flow throughout the ground floor.

Lounge

A bright and welcoming space, ideal for cosy evenings or relaxing with family. A large UPVC double glazed bay window to the front elevation allows natural light to flood in, while tasteful finishes such as laminate flooring, a traditional picture rail, and a radiator complete the room's classic yet comfortable feel.

Dining Room / Sitting Room

Provides an equally generous and versatile space, perfect for entertaining guests or enjoying family meals. Overlooking the rear garden through a double glazed window, this room features elegant ceiling coving, matching laminate flooring, and a radiator, creating a warm and inviting atmosphere throughout.

First Floor Accommodation

Landing

The landing offers access to all first-floor accommodation and is filled with natural light via a UPVC double glazed window to the side elevation. Practical features include a smoke alarm, loft access for additional storage, and doors leading to the three bedrooms and the modern shower room.

Bedroom One

The principal bedroom is a spacious and inviting retreat,

featuring a large UPVC double glazed bay window to the front which floods the room with light. Ceiling coving, a radiator and ample space for a double bed along with wardrobes, drawers, or other bedroom furniture.

Bedroom Two

A well-proportioned double room overlooking the rear garden. This room is perfectly suited for a guest room or additional family bedroom, with a UPVC double glazed window to the rear elevation, radiator, and plenty of room for double bed and other bedroom furniture.

Bedroom Three

Offers versatility and charm, making it ideal as a child's bedroom, nursery, home office, or occasional guest room. With a UPVC double glazed window to the front and a radiator, it's a light and comfortable space with flexible use to suit your lifestyle.

Shower Room

Modern, stylish, and thoughtfully designed with both practicality and comfort in mind. It features a walk-in shower enclosure with a mains-powered rainfall shower and an additional handheld attachment for added convenience. A contemporary vanity unit houses a wash basin with a mixer tap over, alongside a close-coupled WC, all complemented by fully tiled walls for a clean, polished finish. A UPVC double glazed frosted window to the rear provides natural light while maintaining privacy, and the space is completed with wood-effect vinyl flooring, an extractor fan, and a radiator.

External

Outside, the property continues to impress with its thoughtfully designed outdoor spaces.

To the front, a low-maintenance gravelled garden is framed by mature shrubs, enhancing the home's kerb appeal. A pathway leads you to the front entrance, with gated side access providing a practical route to the rear.

The south-facing rear garden is ideal for both relaxing and entertaining. A neatly maintained lawn is complemented by a paved patio area, perfect for al fresco dining or enjoying the

Tel: 01352 711170

evening sun. Well-stocked planting beds add colour and character throughout the seasons, while mature hedgerows and timber fencing ensure privacy. Additional features include a handy storage shed and access to the boiler room / store, offering useful extra space for tools, bikes, or garden equipment.

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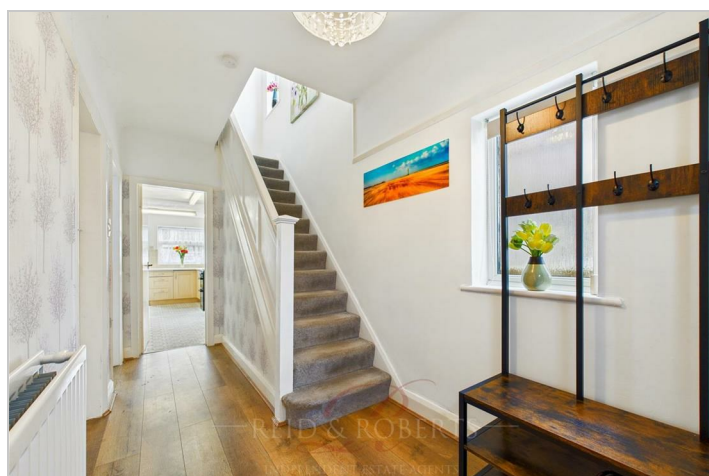
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Road Map



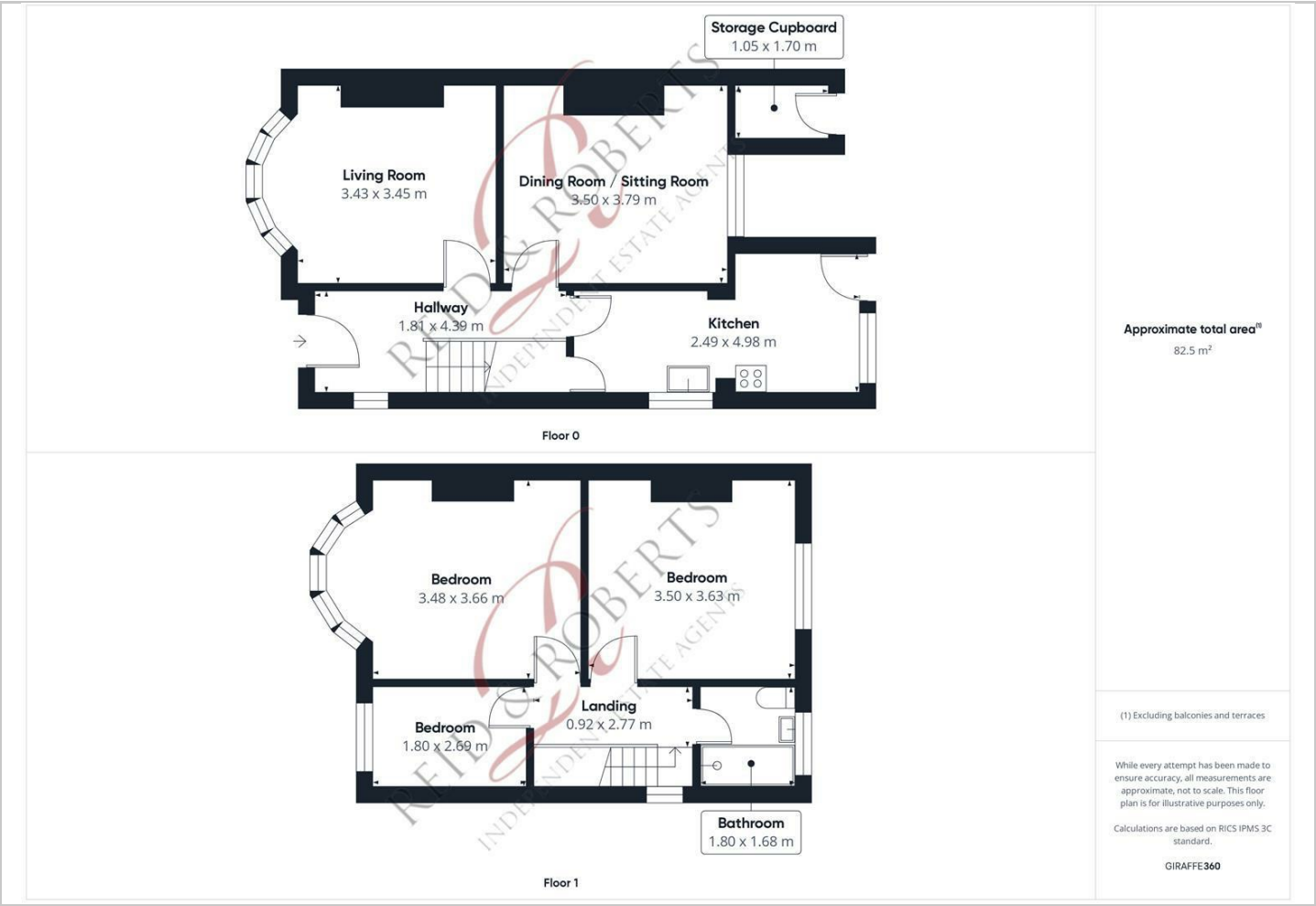
Hybrid Map



Terrain Map



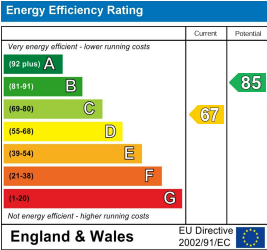
Floor Plan



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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