



Island View

Trelogan, Holywell, CH8 9BY

Offers Around £350,000



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Accommodation Comprises:

Step up to UPVC entrance door opens into:

Entrance Hall

Welcoming entrance hall features elegant wood flooring, coved ceilings, and a radiator, creating a warm first impression. A smoke alarm and a wall-mounted thermostat provide easy temperature control. From here, doors lead to various ground-floor rooms, including a spacious lounge, a versatile room sitting room / downstairs bedroom (Bedroom 4), a convenient shower room, a well-proportioned kitchen / diner, and a separate dining room/sitting room. Turned staircase to the first floor includes an under stairs storage cupboard, which offers ample space for household essentials such as shoes and also houses the electric fuse box and meter.

Spacious Lounge

The generously sized lounge benefits from an abundance of natural light through its UPVC double-glazed windows positioned at both the front and side elevations. The room is finished with stylish wooden flooring and is equipped with a radiator, power points, and a TV outlet, making it a comfortable and inviting living space.

Downstairs Shower Room

The downstairs shower comprises of a three-piece suite, including a low-flush W.C, a sleek pedestal sink with a stainless steel mixer tap, and a corner shower cubicle with a mains-powered shower. Featuring spotlights, extractor fan, coved ceilings, a shaver point, and a radiator. Fully tiled walls and flooring and a UPVC double-glazed window to the front allows natural light to filter through.

Sitting Room

The sitting room, which can also serve as a fifth bedroom, is a bright and inviting space featuring UPVC double-glazed French doors that open directly onto the rear garden - ideal for seamless indoor-outdoor living. With elegant coved ceilings, a radiator for warmth, and convenient power points, this room offers both comfort and versatility.

Ground Floor 4th Bedroom

The ground floor 4th bedroom provides yet another flexible and versatile space.

A UPVC double-glazed window to the front brings in plenty of light, while tiled flooring adds a sleek, modern touch. A radiator and ample power points make this a practical and adaptable room to suit your needs.

Kitchen / Diner

The heart of this home is its spacious and well-appointed kitchen and dining area, designed for both functionality and style.

Housing a range of wall and base units, it offers ample storage and is complemented by sleek worktops. A 1.5-bowl stainless steel sink with a drainer sits beneath a large UPVC double-glazed window and another UPVC double glazed window to the rear elevation, allowing natural light to fill the space. Cooking enthusiasts will appreciate the integrated oven and four-ring electric hob, complete with a stainless steel chimney extractor hood over. The kitchen is finished with stylish splashback tiles, a coved ceiling, a radiator for comfort, and fully tiled flooring for easy maintenance. There is also generous space for a fridge / freezer, ensuring convenience for everyday living.

Door into:

Utility Room

Leading off from the kitchen, the utility area provides additional practicality with a fitted base unit and worktop, housing the oil boiler. There is dedicated space for a washing machine, along with extra storage options. The room is complete with power points, a coved ceiling, tiled flooring, and a UPVC door that opens directly into the rear garden.

First Floor Accommodation

Turned staircase leads to the first floor accommodation

Landing

The landing is bright and welcoming, featuring a UPVC double-glazed window to the side elevation that allows natural light to flow in. It provides access to three generously sized bedrooms and a well-appointed family bathroom. Practical additions include power points, a smoke alarm, a coved ceiling, and convenient loft access. There is also a spacious storage cupboard, which functions as an airing cupboard, offering ample storage space and housing a chrome towel rail radiator.

Master Bedroom

Impressively spacious, offering plenty of room for a large bed and additional bedroom furniture, making it a truly comfortable retreat. UPVC double-glazed window to the front elevation enhances the room with natural light and features include a radiator, TV point, power points, and a door leads directly into the en-suite for added luxury and convenience.

En-Suite

Features a stylish three-piece suite, including a sleek pedestal sink with a stainless steel mixer tap, W.C and a built-in shower cubicle equipped with a mains-powered shower. The space is complemented by fully tiled walls and flooring, a chrome towel rail radiator, recessed spotlights, and an extractor fan, creating a contemporary and functional design.

Bedroom Two

Another generously sized double bedroom offers a bright and airy atmosphere, with large UPVC double-glazed windows overlooking the rear elevation. The room is fitted with a radiator, power points, and a TV point, ensuring both comfort and convenience.

Bedroom Three

The third bedroom is a versatile space featuring a radiator, power points, and a charming wooden Velux double-glazed window that allows natural light to pour in. Additionally, access to the eaves provide extra storage options.

Family Bathroom

The main bathroom offers both style and functionality, featuring a three-piece suite which includes a WC, a pedestal sink with elegant stainless steel mixer tap, a luxurious freestanding bath complete with a stainless steel tap and a convenient shower hand attachment. The space is enhanced by fully tiled walls and flooring, creating a polished and contemporary feel. A chrome towel rail radiator adds warmth and comfort, while a shaver point provides added convenience. Natural light filters through the UPVC frosted double-glazed window to the side elevation ensuring privacy while maintaining a bright and airy atmosphere.

Tel: 01352 711170

External

The property is approached via a beautifully laid block-paved driveway, offering ample off-road parking and leading seamlessly to the detached garage. A generously sized garden has been thoughtfully prepared and now boasts a mainly laid to lawn garden with freshly sown grass seeds.

To the rear, a spacious garden area has been designed with future landscaping in mind. Paved pathway guides you to the elegant French doors and the convenient UPVC door opening into the utility room, enhancing both accessibility and charm and a mainly laid to lawn garden.

With the grass now well-established, both gardens are evolving into beautifully landscaped spaces, ideal for relaxation, entertaining, and embracing outdoor living.

Detached Garage

This generously sized detached garage offers more than just secure storage, it's a flexible space designed to suit your needs. Large UPVC double-glazed window to the side elevation invites natural light, creating a bright and airy environment perfect for a workshop, hobby space, or additional storage. Surrounding the garage is an elegantly finished golden gravel area, enhancing the property's charm and providing a picturesque, low-maintenance touch.

Location

Situated in the peaceful village of Trelogan, this home offers a serene rural lifestyle while still being within easy reach of local amenities, excellent transport links, and picturesque countryside walks. Families will also appreciate the highly regarded Ysgol Trelogan Primary School, which is just a short distance away. This well-rated school provides a nurturing and supportive learning environment, making it an excellent choice for young children.

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Road Map



Hybrid Map



Terrain Map



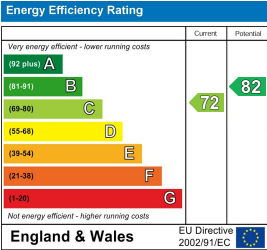
Floor Plan



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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