



## 2 Tyn Y Morfa Cottages Tyn Y Morfa

Gwespyr, Holywell, CH8 9JW

Offers Over £290,000





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## Property Description

Reid and Roberts estate agents are delighted to offer to the market this distinctive four-bedroom semi-detached cottage effortlessly blends character, comfort, and convenience. Lovingly modernised and freshly decorated throughout, the property is ready for immediate occupation and features including decorative beamed ceilings that enhance the cottage feel.

Perfectly positioned for equestrian enthusiasts, the home lies close to Bridlewood Riding School and offers easy access to scenic bridle paths leading to Talacre, Gronant, and just a 5 minute walk to the beach, making it an ideal retreat for those who enjoy countryside living with coastal proximity.

Recent upgrades bring this character home into the modern day, including newly fitted double-glazed windows and doors throughout, a modern boiler installed in recent years, wet room, stylish four-piece bathroom suite, and all new radiators, new internal doors throughout, the addition of a new electric garage door, re-landscaped outdoor areas, and a newly lined roof with original slates restored.

The ground floor comprises an inviting entrance vestibule, a lounge featuring a multi-fuel burner, a bright and stunning open-plan kitchen and dining area, a modern wet room, and an additional sitting room, offering flexibility for family living or entertaining. Upstairs, there are four well-proportioned double bedrooms and a beautifully appointed main bathroom.

Externally, the property enjoys an easy maintenance south-west facing rear garden, off-road parking via a private driveway, an integral garage, and a separate small paddock complete with electric and water supply, offering further scope for animal keeping or leisure use.

Set in the peaceful village of Gwespyr, this semi-rural home offers stunning views and easy access to both coast and countryside. Just minutes from Prestatyn, Holywell, and Talacre Beach, with excellent A55 links and direct London trains from nearby Prestatyn station.

## Accommodation Comprises

Upon entering the property, a newly installed composite front door opens into:

### Entrance Vestibule

A welcoming space is enhanced by a UPVC double-glazed window that allows natural light to flow in, complemented by solid oak flooring underfoot. A convenient storage cupboard houses the electric meter, and a doorway leads seamlessly into the main living area.

### Lounge

The lounge is full of character and charm, featuring a striking fireplace complete with a multi-fuel burner set into a recess with a stone hearth and a rustic wooden mantle above. Solid oak flooring continues through this space, beautifully paired with decorative ceiling beams and a traditional column radiator, creating a warm and inviting atmosphere. A large UPVC double-glazed window to the front elevation brings in plenty of light, while a staircase leads to the first floor. Under the stairs, there is a useful storage cupboard, and multiple power points are thoughtfully placed throughout.

From the lounge, a doorway leads into the heart of the home.

### Open-Plan Kitchen / Diner

The modern kitchen and dining area has been recently fitted and designed with both functionality and style in mind. It features a contemporary range of wall and base units finished with complementary wooden worktop surfaces over. The white sink with a drainer and a swan-neck mixer tap over sits beneath a UPVC double glazed window framing views of the rear garden and open countryside beyond. Integrated appliances include a built-in oven with an electric hob and a stainless steel chimney-style extractor above, accompanied by a sleek stainless steel splashback and tiled surrounds. There is ample space provided for a washing machine and a fridge/freezer. The room benefits from tiled flooring, a column radiator, and an abundance of natural light via UPVC double-glazed windows and French doors that open out onto a paved patio area, perfect for indoor-outdoor living to enjoy the stunning south-west facing rear garden

This spacious and sociable open plan kitchen / diner also leads into:

### Inner Hall

Provides access to the integral garage, a stylish wet room, and an additional sitting room, offering flexible living space perfect for modern family life.

## Downstairs Wet Room

This contemporary wet room has been thoughtfully designed with both style and practicality in mind. It features a sleek, wall-mounted mains-powered rainfall shower with a convenient hand-held attachment, complemented by an integrated control knob and floor drain. A striking and unique basin with a built-in mixer tap adds a touch of individuality, accompanied by a modern W.C. The space is finished with a combination of tasteful tiled flooring, partially tiled walls, and elegant wood-effect PVC panelling. Additional features include a UPVC double-glazed frosted window to the side elevation, an extractor fan, recessed spotlights, and a polished chrome heated towel rail for added comfort.

## Separate Sitting Room

This inviting sitting room exudes charm and character, with beautiful decorative ceiling beams and warm wood-effect laminate flooring underfoot. UPVC double-glazed French doors offer a seamless connection to the stunning rear garden, leading directly onto a decked area, perfect for indoor-outdoor living. The room is well-equipped with multiple power points, a television connection, and a vertical column radiator, creating a comfortable and versatile space for relaxation or entertaining.

## First Floor Accommodation

### Landing

Provides access to the loft and is equipped with a smoke alarm. From here, doors lead into four double bedrooms and a beautifully appointed bathroom.

### Master Bedroom

A spacious double bedroom showcasing charming exposed decorative ceiling beams and elegant wood flooring. Thoughtfully lit with modern spotlights and offering multiple power points, this room also benefits from a traditional column radiator and a UPVC double glazed window to the front elevation, framing picturesque countryside views.

### Bedroom Two

Full of character, this bedroom features original exposed decorative ceiling beams and benefits from power points, traditional column radiator, and spotlights. A UPVC double glazed window to the side elevation provides scenic countryside views. This room also includes loft access and a door leading to a substantial eaves storage area, ideal for additional ample space.

### Bedroom Three

With exposed decorative ceiling beams and stylish wood-effect laminate flooring, this bedroom exudes warmth and comfort. Spotlights provide ambient lighting, while power points and a traditional column radiator ensure functionality. A UPVC double glazed window at the rear elevation offers serene views of the surrounding countryside.

### Bedroom Four

Currently utilised as a walk-in wardrobe, this versatile space continues the theme of exposed decorative ceiling beams and ambient spotlights. It also includes power points, a traditional column radiator, and a UPVC double glazed window facing the front, offering delightful countryside rural views.

## Bathroom

A beautifully finished and thoughtfully designed four-piece bathroom suite, featuring a low flush W.C., a tiled panelled bath with traditional taps and hand-held shower attachment. A built-in open shower area complete with a folding screen and a mains-powered wall-mounted rainfall shower. A built-in vanity unit with integrated sink and mixer tap over provides both elegance and storage. The bathroom is enhanced by stylish tiled flooring, partially tiled walls, exposed decorative ceiling beams, spotlights, and an extractor fan. A frosted UPVC double glazed window to the rear elevation allows natural light while maintaining privacy.

## Integral Garage

An integral door offers convenient internal access between the house and the garage. The garage provides excellent storage capacity and is equipped with an oil boiler, along with space for a dryer and fridge/freezer. It also benefits from power, lighting, and an electric garage door, enhancing both functionality and ease of use.

## External

The property is approached via a neatly laid pebble-dash driveway, providing off-road parking for 3-4 vehicles and with the added convenience of an electric car charger beside the garage. A wooden side

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gate offers discreet access to the rear garden, combining privacy with practicality.

At the rear, the garden has been beautifully designed with low-maintenance living in mind, creating a striking outdoor space that can be enjoyed year-round. The golden gravel finish adds warmth and character, while thoughtfully placed paved patio areas provide the perfect setting for outdoor seating and al fresco dining. Thanks to its desirable south-west facing position, the garden enjoys plenty of sunlight throughout the day. A further decked area offers an additional spot to relax and the entire garden is enclosed by secure fencing, offering both seclusion and peace of mind.

And a further side access which leads to:

#### Small Paddock

Featuring multiple sheds and a flexible storage area, perfect for accommodating your tools, equipment, hobbies or an area for keeping chickens. Also features power, and water supply. Additionally, there's an open space ideal for entertaining, whether you're hosting friends for a casual outdoor gathering, setting up a fire pit, or simply enjoying the open air, this versatile space offers further scope for animal keeping or leisure use, giving you the freedom to make it truly your own.

#### Location

Nestled in the peaceful village of Gwespyr, postcode CH8 9JW enjoys a wonderful semi-rural setting with stunning views across the North Wales coastline and countryside. The location offers the best of both worlds - a quiet, close-knit community feel, while still being conveniently close to nearby towns such as Prestatyn and Holywell, both just a short drive away.

The area is ideal for nature lovers, walkers, and equestrian enthusiasts, with scenic bridle paths nearby and easy access to Talacre Beach, Gronant Dunes, and the Wales Coast Path. Bridlewood Riding School is just around the corner, and there are excellent routes for riding or cycling through beautiful open landscapes.

For commuters, this property offers easy access to the A55 expressway, providing swift connections to Chester, North Wales, and beyond. For longer journeys, direct trains to London are available from nearby Prestatyn station, making this an excellent base for both work and leisure. Local shops, reputable schools, and everyday amenities are all conveniently close, while the tranquil surroundings offer a welcome retreat, perfect for relaxing and enjoying the slower pace of village life.

#### 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](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

#### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

#### 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.

#### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

#### LOANS

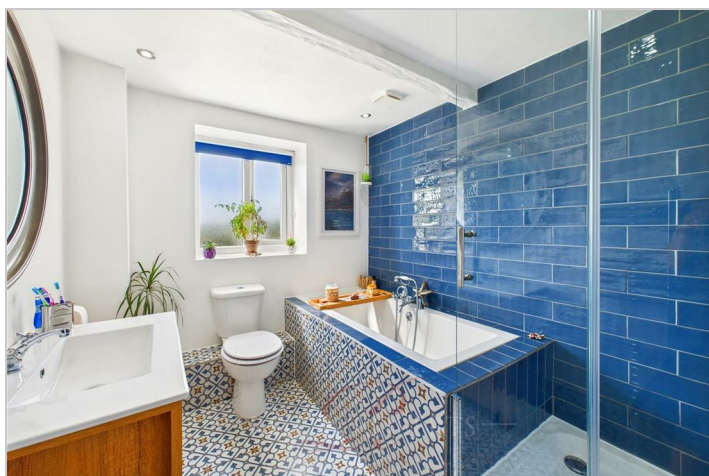
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### 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.

#### MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.





Road Map



Hybrid Map



Terrain Map



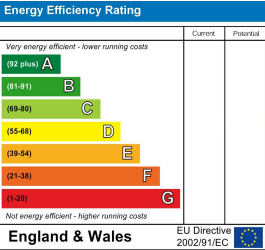
Floor Plan



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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