



11 Llys Dedwydd

Pentre Halkyn, CH8 8AN

Offers In The Region Of £300,000



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Accommodation Comprises

Steps lead up to UPVC front door which opens into:

Entrance Hall

A welcoming entrance hall with a radiator, ceiling light, and textured ceiling. The hallway provides access to the main living areas, the downstairs W.C, and stairs leading to the first floor accommodation with hand rails. It's a practical and inviting introduction to the home.

Downstairs W.C

A convenient ground-floor W.C is tucked off the hallway and features a two-piece suite, including a low-flush W.C and wall-mounted sink with taps and tiled splashback. Vinyl flooring and a wood effect UPVC double glazed frosted and leaded window to the side elevation provide privacy and natural light, while the radiator ensures warmth year-round.

Living Room

The main living room exudes warmth and character, thanks to its charming feature fireplace with electric fire, set on a marble hearth with a matching marble backdrop and wooden surround. A large front-facing wood effect UPVC double-glazed leaded window fills the space with natural light and offers delightful views of the front garden. Coved and textured ceiling with ceiling light, radiator, power points, door into the kitchen / diner and an archway opening seamlessly into the adjoining dining area, creating a sociable and open-plan environment perfect for entertaining.

Dining Room

Versatile and bright, the dining room features wood effect laminate flooring, radiator, power points, coved and textured ceiling with ceiling light, and sliding patio doors that open directly onto the rear garden. This room could easily double as a second living room or playroom, depending on your family's needs. The garden access makes it ideal for indoor-outdoor living during warmer months.

Kitchen / Diner & Breakfast Room

A true heart of the home, the kitchen/diner offers ample space for both cooking and family meals. Fitted with a range of wall and base units, complemented by worktop surfaces over and splashback tiles. The kitchen also includes a stainless steel sink with dual drainers and mixer tap over. There is also plenty of space for freestanding appliances such as dishwasher, washing machine, oven and under-counter fridge / freezer. There's also a breakfast bar area which is ideal for quick meals or entertaining guests. There is also herringbone-effect vinyl flooring, a radiator, power points and a wood effect UPVC double glazed window to the rear elevation overlooking the rear garden and a UPVC door which provides additional access to the side of the property.

First Floor Accommodation

Landing

Upstairs, the landing features access to all four bedrooms, the family bathroom, and a storage cupboard housing the water tank and built-in shelving for towels or linens. A coved and textured ceiling with ceiling light, loft access and smoke alarm.

Master Bedroom

The master bedroom is a peaceful retreat with wood effect UPVC double glazed leaded window providing stunning views that capture the breathtaking estuary and countryside. Spacious enough to accommodate additional bedroom furniture, it also features coved and textured ceilings with ceiling light, power points, a radiator and a door opening into the modern En-Suite.

En-Suite

A modern en-suite comprises of a three piece suite which includes a W.C, a shower cubicle with a wall mounted mains rainfall shower with hand attachment. Vanity sink with mixer tap over and storage, fully tiled walls, tiled flooring, a towel rail radiator finished with PVC panelled ceiling, spotlights and wood effect UPVC double glazed frosted and leaded window to the front elevation.

Tel: 01352 711170

Bedroom Two

Another generous double room featuring a wood effect UPVC double glazed leaded window to the front elevation providing picturesque views. It's bright and airy, featuring a radiator, power points, texture ceiling and ceiling lighting, and ample room for further bedroom furniture.

Bedroom Three

Positioned at the rear of the home, this third double bedroom enjoys garden views through its large wood effect UPVC double glazed window. Like the others, it features a radiator, power points and offers great proportions, making it ideal for a child's room, guest space, or hobby area.

Bedroom Four

Currently used as a home office, bedroom four is still a very good size and offers flexibility to be a nursery, study, or bedroom. Features a radiator, power points, textured ceiling and ceiling light and has a rear-facing wood effect UPVC double glazed window providing plenty of light, with views over the garden.

Family Bathroom

The family bathroom is well-sized and functional, fitted with a three-piece suite including a panelled bath, pedestal sink, and low-flush WC. There's a shaver point, partially tiled walls, a radiator, and tiled-effect vinyl flooring and a wood effect UPVC double glazed frosted window to the side elevation. This room offers an excellent foundation for a future update.

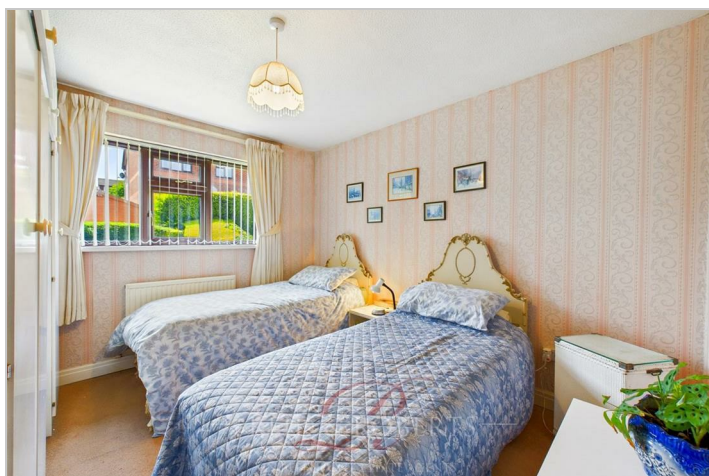
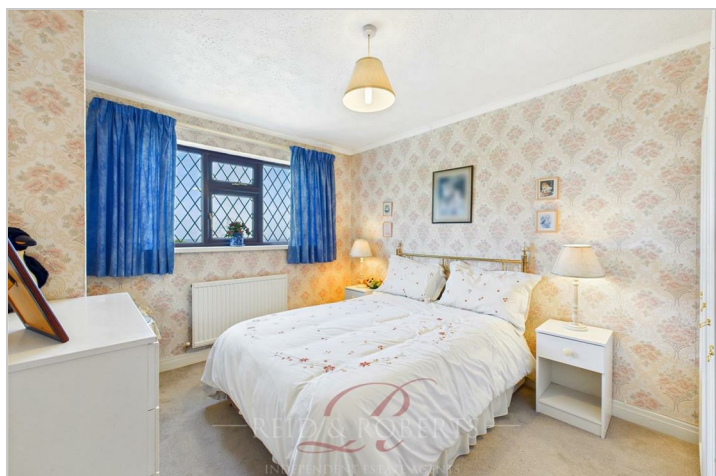
Integral Garage

Accessible from the side of the property or the front via the up and over door, the integral garage houses the boiler and offers additional storage and space for another freestanding fridge freezer. An up-and-over door and fluorescent lighting complete the practical setup.

External

The front of the property presents an inviting first impression, with a beautifully maintained lawn with an array of plants, bushes and hedges. A private driveway offers convenient off-road parking and leads to the integral garage, while a pathway leads to the side of the property as well as steps up to the front entrance. The overall approach blends curb appeal with practicality, creating a warm welcome every time you arrive home.

To the rear, you'll discover a stunning, tiered garden designed for both relaxation and entertaining. A generous paved patio provides the ideal setting for alfresco dining or unwinding with family and friends, enhanced by a wall-mounted retractable awning that offers shade on sunny days. Elevated steps lead to an upper patio area, surrounded by vibrant flower beds, mature shrubs, and carefully tended borders. The space offers a sense of peace, privacy, and natural beauty, creating a true garden sanctuary. Along the side of the property, you'll find a practical space ideal for a garden shed or additional outdoor storage.



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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