



## 4 The Poplars Boot End

Bagillt, CH6 6HG

Offers Over £200,000



# 4 The Poplars Boot End

Bagillt, CH6 6HG

Offers Over £200,000



## Accommodation comprises:

Step up to the path, equipped with a handrail, guiding the way to the front door.

## Hallway

Opening into a bright, inviting hallway. A stunning stained-glass window above the front door adds classic character, beautifully complemented by original tiled flooring. The hallway flows seamlessly to the lounge, dining room, and first-floor stairs, featuring an elegant archway and a discreet wall-mounted cupboard housing the fuse box.

## Lounge

The spacious lounge is bathed in natural light through newly fitted large UPVC double-glazed windows to the front elevation which still maintain the home's period charm. A coal fireplace forms a striking focal point, while high and coved ceilings, laminate flooring, radiators, and power points create a comfortable and practical space for relaxing or entertaining.

## Dining Room / Snug

Versatile and welcoming, this space can function as a formal dining room, a cosy snug or a combination of both. Flooded with natural light from double-glazed UPVC windows to the rear elevation. Feature electric fireplace as a focal point, laminate flooring, built-in storage cupboards with built-in shelving, radiator and high ceilings combine with direct access to the kitchen to create a stylish and practical living area.

## Kitchen

The kitchen features a practical range of wall and base units with worktop surfaces, complemented by a stainless-steel sink with drainer and taps. There's ample space for an oven, while a double-glazed window offers views of the garden. Tiled flooring and under-stairs storage cupboard with lighting add both functionality and practicality to this well-designed space.

## Utility Area

Adjoining the kitchen, the breakfast room/utility area combines practicality with comfort, offering ample space for a fridge/freezer, washing machine, and dryer. A side door leads directly to the garden, while the bright, versatile space is ideal for casual dining or everyday tasks.

## First Floor Accommodation

### Landing

Stairs with a handrail lead to a spacious landing that doubles as a small office area. A skylight floods the space with natural light, and loft access provides additional storage. From the landing, doors lead to three bedrooms and the family bathroom.

## Family Bathroom

Featuring a stylish four-piece suite, this elegant space includes a W.C, a traditional pedestal sink with taps and tiled splashback, a panelled bath, and a separate shower cubicle with a wall-mounted shower. Partially tiled walls, wooden flooring, a radiator, and a newly fitted UPVC double-glazed frosted window to the rear elevation combine practicality with refined style, creating a bright and functional family bathroom.

## Bedroom One

A generously proportioned main bedroom, combining period charm with modern comfort. It features a decorative fireplace, wooden flooring, radiator, and a built-in storage cupboard, providing ample space for a bed and additional furniture. Newly fitted UPVC double-glazed windows to the front elevation frame lovely views towards the Dee Estuary and beyond, while an original wooden sash side window preserves the home's character and timeless appeal.

## Bedroom Two

The second bedroom also boasts a decorative fireplace, built-in cupboards and wardrobes (one housing the wall-mounted boiler), and traditional wooden sash windows to the rear elevation overlooking the garden. Wooden flooring, a radiator, and generous space make this room a versatile and comfortable retreat.

## Bedroom Three

Ideal as a nursery, guest room, or home office, the third bedroom includes a newly fitted UPVC double-glazed window to the front elevation providing views, wooden flooring, power points, and space for a single bed and storage.

## External

The property is approached via a driveway providing off-road parking for one vehicle, with steps leading up to a path that guides you to the front door, bordered by a mainly lawned front garden. The path continues around the side of the home, granting access to the extensive side/rear garden.

A patio area adjacent to the kitchen is perfect for alfresco dining or entertaining, while steps lead up to a larger-than-average rear garden that extends along the full side of the property. Gently sloping lawns, mature greenery, and a tranquil setting offer pleasant views across the surrounding area and out towards the Dee Estuary and beyond.

The garden also features a further paved patio with a wooden shed, a low-maintenance barked area, and a second shed ideal for storage or hobbies. Fully enclosed by fencing, hedging, and mature trees for privacy, the space combines practicality with charm, further enhanced by a discreetly located septic tank.

Tel: 01352 711170

### Location

Set in the village of Bagillt, this home enjoys a peaceful residential setting yet remains well connected. Local day-to-day amenities include shops, pubs and cafés, including the Boot & Ship and nearby Lyons Den Gym. Bagillt is well served by local bus routes, including services to Flint, Holywell, Rhyl and Chester, with stops just minutes from the property.

For rail travel, Flint Railway Station is easily accessible, approximately 2-3 miles away, offering regular services on the mainline for travel towards Chester, Liverpool and beyond - ideal for commuters and leisure travel alike.

Families will appreciate the excellent local schooling options, including Ysgol Glan Aber and other primary schools within walking distance, and nearby secondary schools such as Ysgol Treffynnon and Flint High School just a short bus ride away.

The position also benefits from easy access to the A55 expressway, connecting North Wales to the national road network - perfect for commuting or exploring the coast and countryside. Combined with estuary paths and scenic coastal walks nearby, this location truly offers the best of village life with connectivity and convenience.

### 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.

### VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

### 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.

### 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.

### LOANS

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

### 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.



## Road Map



## Hybrid Map



## Terrain Map



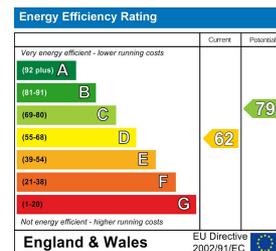
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.