



## Min Y Bryn

Halkyn, Holywell, CH8 8ES

Offers Over £280,000



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## Accommodation Comprises

Entrance door opens into:

### Entrance Porch

A practical and welcoming entrance porch featuring tiled flooring, wall-mounted coat hooks, and space for shoes and outerwear. An integral side window provides a glimpse through to the lounge, allowing natural light to filter in.

UPVC door opens into:

### Kitchen

Housing a range of wall and base units complemented by generous worktop surfaces and splashback tiles, the kitchen offers a practical and well-organised layout. It features a four-ring electric hob, a one-and-a-half bowl sink with drainer and mixer tap, and space for a range of appliances. Additional benefits include tiled flooring, an extractor fan, smoke alarm, radiator, and a wall-mounted 'Baxi' boiler. A UPVC double glazed window to the rear elevation allows for plenty of natural light and enjoys views over the rear garden.

Door into:

### Dining Room

The dining room enjoys a pleasant outlook over the rear garden through a UPVC double glazed window, allowing for plenty of natural light. The room is enhanced by beautifully newly installed oak flooring and offers space for dining room furniture, making it ideal for both everyday dining. Further features include, a coved ceiling, a radiator, sockets, smoke alarm and a built-in cabinet discreetly housing the meter.

Doorway leading into the inner hallway.

### Inner Halway

Continuing with the beautifully newly installed oak flooring, the inner hallway provides a seamless flow and benefits from loft access, offering additional storage potential, and serves as a central point with doors leading to the bathroom, second bedroom, and lounge.

### Bathroom

Stylishly appointed, the bathroom features a modern three-piece suite comprising a back-to-wall WC, a vanity sink unit with storage, and a panelled bath fitted with a mains-fed shower and handheld attachment. The space is finished with contemporary PVC panelled walls and wood-effect laminate flooring for a sleek and low-maintenance finish. Additional features include a modern vertical radiator, a wall-mounted cabinet providing extra storage, and an LED mirror. A UPVC double glazed frosted window to the rear elevation allows for natural light while maintaining privacy.

### Bedroom Two

A good-sized second bedroom, perfect as a guest room, home office, or family bedroom. The room is finished with beautifully newly installed oak flooring and features a coved ceiling, radiator, sockets, a wardrobe and a UPVC double glazed window to the rear elevation offers lovely views over the garden, bringing natural light and a sense of tranquility into the space.

### Lounge

A spacious and inviting living area, beautifully finished with beautifully newly installed oak flooring and designed for both relaxation and entertaining. The focal point is a gas living flame fire set within a marble-effect hearth and backdrop, complete with a wooden mantel. Double glazed windows to the front elevation provide a delightful outlook and flood the room with natural light, creating a warm and welcoming atmosphere. The room benefits from a coved ceiling, radiator, smoke alarm and sockets for convenience, with doors leading seamlessly through to the main bedroom and the versatile sunroom, enhancing the flow of the home.

### Bedroom One

A generously sized double bedroom, beautifully finished with beautifully newly installed oak flooring and thoughtfully designed for comfort and practicality. The room features built-in wardrobes, providing excellent storage, a coved ceiling, radiator, sockets and a double glazed window to the front elevation which fills the room with natural light and offer pleasant views over the property's front.

### Sun Room

A bright and adaptable space featuring dual-aspect UPVC double glazed windows to the front and side elevations, along with a UPVC door providing direct access to the front of the property for ease and that indoor outdoor flow. Currently used as a sunroom, this flexible room could easily function as a home office, additional bedroom or snug, making it ideal for modern living. Finished with beautifully newly installed oak flooring and fitted with a radiator and sockets, it offers a pleasant outlook over the front garden while creating a light-filled and welcoming environment.

### External

Set back from the road behind a low stone wall, this charming bungalow enjoys a private and welcoming approach. A centrally positioned farm-style gate, accompanied by a single pedestrian gate, provides easy access to the property. While there is no driveway or designated off-road parking, the property benefits from a generous area of space directly in front where vehicles can be parked.

The bungalow sits on a nice sized plot, and the front garden has been thoughtfully designed for low-maintenance living. Paved patio areas stretch across the front and either side of the property, offering multiple spaces for outdoor seating, entertaining, or alfresco dining while enjoying the peaceful and tranquil surroundings.

To one side of the property, you will also find a versatile outbuilding and an adjacent shed, offering excellent storage, hobby, or workshop space.

The rear garden is enclosed and of a generous size, creating a private and natural retreat. It features a mature mix of shrubs, bushes, and trees, with a gently sloping layout enhanced by steps and pathways, adding character and charm. This space provides the perfect environment for relaxation, gardening, or enjoying outdoor activities in a serene setting.

### Outbuilding and Shed

To one side of the property stands a versatile outbuilding, fitted with power and lighting, making it perfect as a workshop, hobby room, or summer house.

Tel: 01352 711170

Adjacent to this is a shed, providing additional storage for tools, garden equipment, or seasonal items. Together, these structures offer practical utility and expand the functional potential of the property, catering to a variety of lifestyle needs.

#### Location - Why Live in Halkyn?

Located in the charming semi-rural setting of Halkyn, this bungalow is perfectly positioned for peaceful countryside living whilst still being part of a friendly and well-connected village community. Halkyn enjoys an elevated position on the edge of Halkyn Mountain, offering beautiful open views, extensive walking routes, and a strong sense of local identity.

The village itself, part of a historic Flintshire parish, features a range of local amenities that add real lifestyle value. Residents can enjoy community life centred around local social hubs such as Blue Bell Inn traditional country pub and community focal point, a superb place to unwind with neighbours and visitors alike.

For families, there are several well-regarded primary schools within easy reach of the property, including a primary school - Ysgol Rhos Helyg, alongside other nearby primary options in the wider area. Secondary schooling and further services are available in the nearby towns such as Holywell and Mold, offering a wider range of educational, shopping and leisure facilities while still preserving the peaceful village lifestyle.

Being ideally placed for access to major road links including the A55 Expressway, Halkyn provides an attractive balance of rural tranquillity with practical connectivity to Chester, Mold, and the North Wales coast an enviable combination for those seeking countryside living without compromise.

#### 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.

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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



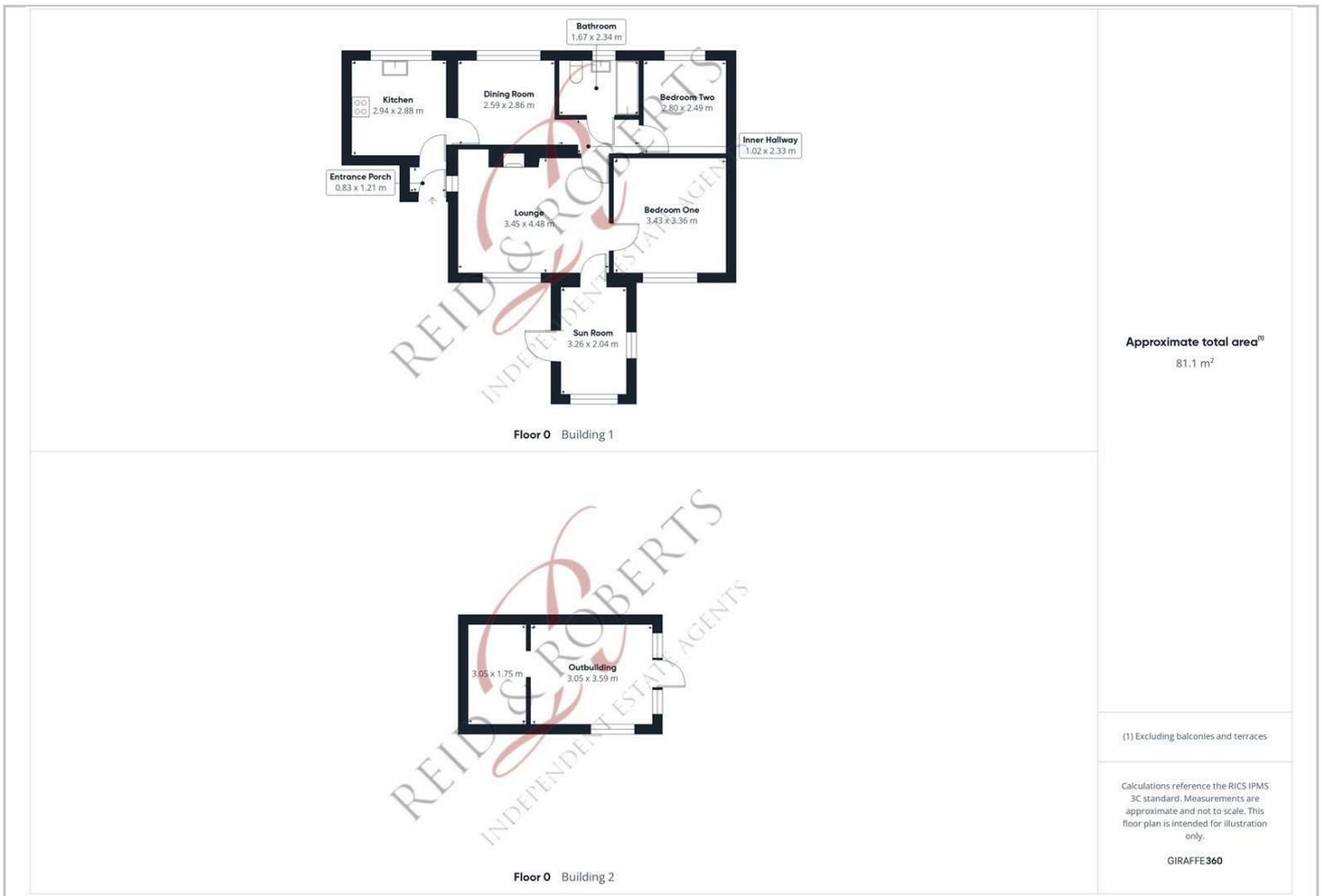
## Hybrid Map



## Terrain Map



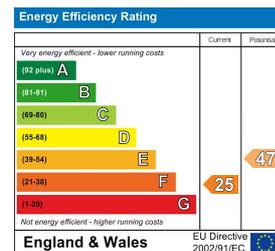
## Floor Plan



## 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



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