



## Ebenezer Villa Bagillt Road

Bagillt, CH6 6JB

Offers Over £150,000



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## Accommodation Comprises:

A UPVC entrance door leads directly into the welcoming living room.

### Living Area

A bright and comfortable space enhanced by a large UPVC double-glazed window to the front elevation. The room benefits from wood-effect laminate flooring, a beamed ceiling, panelled radiator, ceiling light, power points and a feature fireplace fitted with an electric fire, creating a warm and inviting atmosphere.

An open archway provides a natural flow through to the dining area.

### Dining Area

The dining area is generously proportioned and easily accommodates a full dining suite along with additional furniture. This versatile space is ideal for entertaining or everyday family living and features power points, panelled radiator, beamed ceiling, ceiling light and an internal glazed window into the kitchen. The staircase rises from here to the first floor, while a door leads directly into the kitchen.

### Kitchen

The kitchen has been newly-fitted and finished to a high standard, offering a contemporary range of high-gloss wall, drawer and base units with complementary worktop surfaces. Integrated appliances include a fridge freezer, oven and a four-ring electric hob with a striking black glass splashback and extractor fan above. A stainless steel sink with a drainer and swan-neck mixer tap over sits beneath a UPVC double-glazed window overlooking the rear garden, whilst additional large storage cupboards provide excellent practicality, one of which discreetly houses the wall-mounted Ideal Logic combi boiler. The room is completed with wood-effect tiled flooring, tiled splashback, power points, ceiling light and a door leading into the rear hall.

### Rear Hall

To the rear of the property is a useful hallway area with a UPVC door opening to the rear garden. This space is perfect for storing coats and shoes, and offers a practical transition between indoor and outdoor living.

### Bathroom

From here, a door opens into the ground floor bathroom, which is notably larger than average. The bathroom is fitted with a modern three-piece suite comprising a W.C, pedestal wash hand basin with a mixer tap over and storage cupboard beneath, and a panelled bath with mixer tap and wall-mounted mains-fed shower with an adjustable handset above. The room is stylish, complete with marble-effect fully-tiled walls and wood-effect tiled flooring, both for easy maintenance, panelled radiator, extractor fan, ceiling light and a frosted UPVC double-glazed window to the rear elevation ensuring privacy whilst allowing in natural light.

### First Floor Accommodation

#### Landing

Stairs provide access to two well-proportioned bedrooms and is completed with a ceiling light and smoke alarm.

#### Bedroom One

The main bedroom is a generous double with a UPVC double-glazed window overlooking the rear garden. It offers power points, panelled radiator, ceiling light and a dedicated open wardrobe area with shelving and hanging rail, along with additional overhead storage, both providing practical storage solutions.

#### Bedroom Two

A comfortable and spacious second double bedroom, providing ample space for additional bedroom furniture. Featuring a UPVC double-glazed window to the front elevation, the room is finished with power points, a panelled radiator, ceiling light and loft access.

### Garage

Situated in the rear garden, the garage is accessed via the off-road parking and is practical for additional storage needs.

### External

The front of the property is approached through a red brick boundary wall and wrought iron gate, opening into a charming, low-maintenance front courtyard.

To the rear, the garden continues to impress. Generous in size

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and mainly laid to lawn, complemented by a patio seating area ideal for outdoor dining and relaxation. Gated access to the side leads to a private driveway providing ample off-road parking for multiple vehicles.

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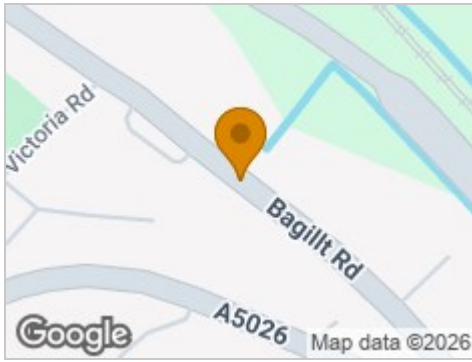
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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## Road Map



## Hybrid Map



## Terrain Map



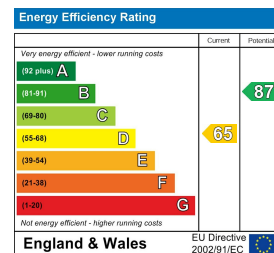
## Floor Plan



## 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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