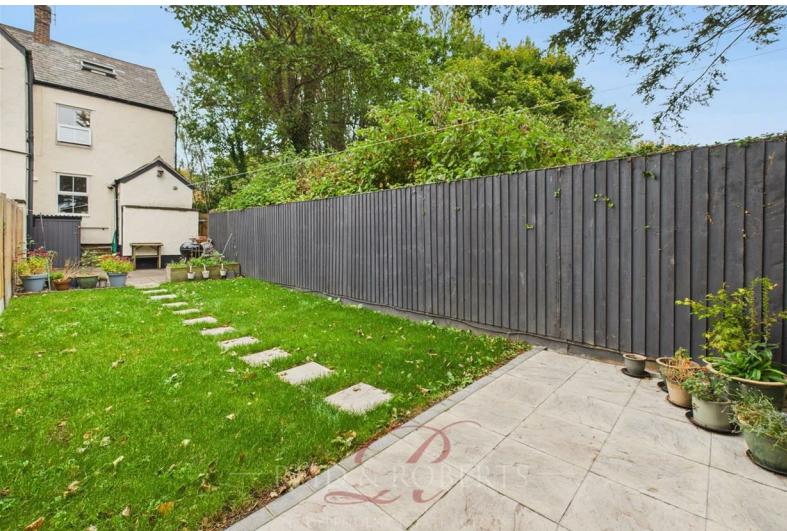




## 1 Peniel Villas Bagillt Road

Greenfield, Holywell, CH8 7EY

Offers In The Region Of £135,000



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## Accommodation Comprises

A UPVC front door opens into:

### Vestibule

Is bright and welcoming, setting the tone for the rest of the home. The space conveniently houses the electric meter and is practical for hanging coats and storing shoes. Wood-effect laminate flooring and ceiling light complete the room.

A wooden door with a glass inset leads you into the hallway.

### Hallway

The hallway provides open-doorway access to the dining room and kitchen/breakfast room. The space features wood-effect laminate flooring, creating a continuous flow throughout the ground floor, as well as a ceiling light, panelled radiator and smoke alarm.

### Dining Room / Sitting Room

A beautiful exposed brick chimney breast with a rustic wooden mantel and tiled hearth, currently offering space for an electric burner which creates a striking focal point in this charming room. At present, it serves as a separate formal dining area, ideal for family meals or entertaining guests, though the home's versatile layout means this space could just as easily function as a cosy living room. The room is finished with wood-effect laminate flooring, a panelled radiator, a UPVC double-glazed window to the front elevation, ceiling and wall lighting, and convenient power points throughout.

### Kitchen / Breakfast Room

This delightful kitchen exudes warmth and character, featuring space for a range cooker with an extractor hood above and a stylish Belfast sink with drainer and swan-neck mixer tap. The space houses a range of wall and base units with a complementary worktop surface, providing ample storage and workspace and includes an integrated dishwasher and under counter fridge freezer. The thoughtfully designed island combines functionality and charm with its built-in storage and breakfast bar, making it an ideal hub for everyday dining and social gatherings. Additional features include wood-effect laminate flooring, a panelled radiator, a UPVC double-glazed window to the rear elevation, ceiling light, and power points throughout.

Stairs lead to the first floor accommodation along with an under stairs storage cupboard and a wooden door with a glass inset leads you into:

### Utility

Off of the kitchen, this practical utility space allows for room for a washing machine and separate dryer, and currently houses the wall mounted gas boiler. Finishing touches include partially tiled walls, a ceiling light, wood-effect laminate flooring, a panelled radiator, power points and a UPVC double-glazed window to the side elevation. A

UPVC door with a double-glazed frosted window provides direct access to the rear garden.

### First Floor Accommodation

#### Landing

The landing area provides access to the living room, bedroom and four piece suite bathroom.

#### Bathroom

Modern four-piece suite comprising a stylish vanity sink with storage beneath and mixer tap above, W.C., a corner bath with wall mounted tap and handheld shower attachment, and a shower cubicle with mains-powered shower. The space is beautifully finished with fully tiled walls, wood-effect laminate flooring, spot lighting, and a wall-mounted chrome heated towel rail. Additional features include an extractor fan and a UPVC double-glazed frosted window to the side elevation, providing both ventilation and natural light whilst ensuring privacy.

#### Bedroom Two

The second bedroom is suitable to be utilised as an office, nursery or guest space. With ample space for a single bed and additional bedroom furniture, the room is well-lit via a UPVC double-glazed window to the front elevation with useful features including a ceiling light, panelled radiator and power points.

#### Living Room

A charming focal point of the room is the cosy log burner, beautifully set on a tiled hearth with an exposed brick chimney breast and a rustic wooden mantel, creating a warm and inviting atmosphere to unwind in colder months. The space is enhanced by wood-effect laminate flooring, a panelled radiator, and a UPVC double-glazed window to the rear elevation, framing delightful views of the garden. Additional features include ceiling and wall lighting and power points throughout.

Stairs lead you up to the main bedroom.

### Second Floor Accommodation

#### Bedroom One

This characterful room showcases exposed brickwork and beams, adding rustic charm to the space. Cleverly designed storage within the eaves provides plenty of space to keep belongings neatly tucked away, while a built-in wardrobe with hanging rails offers everyday convenience. Additional features include spot lighting, power points, a panelled radiator, ensuring year-round warmth and a large Velux window to the rear elevation, flooding the room with natural light.

#### Rear Garden

The property enjoys a low-maintenance, enclosed, and private rear garden, perfect for relaxing or entertaining. Featuring paved patio areas

ideal for alfresco dining, the garden is mainly laid to lawn and includes a storage shed, additional storage unit, and an outbuilding, offering excellent space for garden equipment or hobbies. The area is neatly bordered by wood panelled fencing, with a wooden gate providing access to the front of the property. Although there is no private driveway, residents benefit from convenient parking within a nearby communal car park.

#### Location

The property is located in Greenfield, on the outskirts of Holywell, combining the charm of semi-rural living with excellent connectivity. Local amenities include a selection of shops, a welcoming village pub, and well-regarded schools, all within easy reach. For commuters, the transport links are superb, the nearby A548 coast road provides convenient access to the stunning North Wales coastline and Chester, while the A55 expressway offers fast and efficient routes across North Wales, to Chester, the Wirral, and the wider motorway network including the M56 and M53. Regular bus services operate through the village, connecting to Holywell and neighbouring towns, and Flint railway station (approximately a 10–15 minute drive) provides direct train services to Chester, Liverpool, and beyond.

This well-connected location offers the perfect balance of countryside tranquillity and accessibility, making it ideal for both local and city commuters.

#### COUNCIL TAX BAND B

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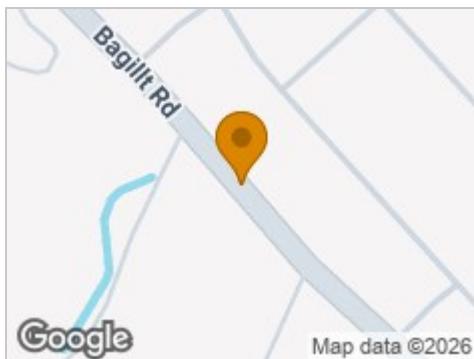
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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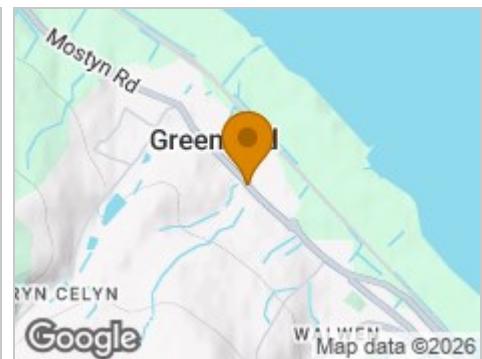
## Road Map



## Hybrid Map



## Terrain Map



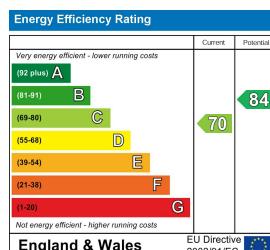
## Floor Plan



## 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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