



## Joanville

Gwespyr, Holywell, CH8 9JS

Offers In The Region Of £425,000





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### Accommodation Comprises

Approached via a UPVC decorative inset double-glazed door with frosted windows to each side.

### Entrance Porch

The entrance porch provides practical storage solutions for coats and shoes. There is a ceiling light and tiled flooring-ideal for easy cleaning. A wooden door with a decorative glass inset leads you into the hallway.

### Hallway

The welcoming hallway provides direct access to the ground floor accommodation, stairs to the first floor and stairs down to the lower ground floor living areas. Practical features include ceiling lights, wood-effect laminate flooring and a radiator for added warmth.

### Living Room

The main focal point of the space is the multi-fuel burner which sits on a slate hearth-creating a cosy, inviting place to unwind. The room is spacious and further enhanced by wood-effect laminate flooring, power points, ceiling lights, radiator, a large UPVC double-glazed bay window to the front elevation and UPVC double-glazed French doors at the rear leading you into the sunroom.

### Sunroom

Surrounded by large UPVC double-glazed windows and accompanied by a polycarbonate roof, this space is flooded with natural light and allows you to fully appreciate the stunning panoramic views of the coastline, whilst offering a versatile space suitable for any lifestyle needs. A tile-effect vinyl flooring gives character whilst including practical features such as a radiator, power points and a ceiling and wall light which all enhance the space to be a bright and airy retreat that can be appreciated in all seasons.

UPVC double-glazed doors to the side elevation give access to the wrap-around balcony, seamlessly blending indoor comfort with outdoor beauty.

### Dining Room

The dining room is light and inviting, with large UPVC double-glazed windows to the rear elevation allowing plenty of natural light to flow through. The space is complemented by wood-effect laminate flooring, ceiling light, radiator, power points and provides direct access to the kitchen. The room's generous layout makes it ideal for family dining or entertaining guests.

### Kitchen

The modern kitchen is fitted with sleek gloss wall, drawer and base units-providing ample storage space, complemented with worktop surfaces and a tiled splashback. Appliances include an integrated cooker with warming drawer, a four-ring induction hob with an extractor fan above, one-and-a-half bowl ceramic sink with drainer and mixer tap and an integrated fridge freezer. Additional features include UPVC double-glazed windows to the front and side elevation, spotlights, wood-effect laminate flooring, a radiator, power points, and a UPVC double-glazed door to the side elevation for direct access into the garden. There is space for a washing machine and dishwasher.

### W.C

The W.C is located on the ground floor for convenient use and comprises a

low-flush W.C and wall-mounted sink with a tiled splashback. The space features a UPVC double-glazed frosted window to the rear elevation, ceiling light and wood-effect laminate flooring.

### First Floor Accommodation

### Landing

The split-landing provides access to four bedrooms, family bathroom and shower room. The space includes two loft hatches, smoke alarm and ceiling lights.

### Bedroom One

To the right of the stairs, this bedroom is of a generous size, ample for a double bed and further furniture. A convenient cupboard seamlessly blends in with the space and is perfect for storage solutions. Features of the room include wood-effect laminate flooring, ceiling light, power points, radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

The bathroom is modern, bright, and stylish with a bold splash of colour. The room comprises a W.C, sink with a mixer tap above and the standout feature- a sleek freestanding bath with mixer tap over, elevated on a tiled platform positioned beside a large UPVC double-glazed window to the rear elevation that floods the room with natural light and frames gorgeous views of the coastline-the perfect setting to relax! The walls are partially tiled with a striking red mosaic border. Additional features of the space include wood-effect laminate flooring, a radiator and ceiling light.

### Bedroom Two

Situated at the front of the property, a large UPVC double-glazed bay window to the front elevation floods the room with natural light. There is ample space for a double bed and additional bedroom furniture with practical features including power points, a radiator and ceiling light.

### Bedroom Three

The third double bedroom is of a generous size and peacefully frames views of the rear garden and the coastline via the UPVC double-glazed window to the rear elevation. As seen, the space is versatile and can be utilised to provide a guest bedroom or office space. The room includes a radiator, ceiling light and power points with ample space for storage cupboards.

### Bedroom Four

The smallest bedroom on the first floor is the ideal space to be utilised for a single bed, home office or dressing room. The room is well-lit via the UPVC double-glazed window to the front elevation providing views of the landscaped front garden and additionally features power points, a ceiling light and radiator.

### Shower Room

A convenient room for larger families or visitors. The shower room comprises a multi-jet mains powered corner shower with an adjustable head attachment, pedestal sink with mixer tap above and a W.C. There is space for a storage cupboard, whilst already housing a towel rail, ceiling light and a UPVC double-glazed window to the rear elevation. The pink vinyl flooring adds a touch of colour alongside the fresh, white tones.

### Lower Ground Floor Accommodation

Tel: 01352 711170

### Utility Space

Neatly tucked away under the stairs, there is a separate utility space conveniently located for easy access for the lower ground floor living area. There are base units with a worktop surface, a stainless steel sink with mixer tap and space for a washing machine.

### Bedroom Five

Tucked away downstairs on its own level, this space is currently being utilised as a bedroom. It is a generously sized room with endless versatility to meet a variety of lifestyle needs. The space is flooded with natural light via the UPVC double-glazed windows to the rear elevation and further enhanced by wall lights, whilst accommodating direct access to the rear garden via a UPVC door.

A doorway leads you into the walk-in wardrobe where there is ample hanging space and room for additional furniture. The space includes a wall light, wood-effect laminate flooring and power points.

### Storage Room

Housing the boiler and hot water cylinder, there is ample space to turn this room into a separate chill out area for the adjoining bedroom, or simply storage. The space is lit via a fluorescent strip light with tiled flooring for low-maintenance cleaning.

### External

Accessed via wrought iron gates and bordered by a dwarf brick wall and wrought iron fencing, the front of the property provides ample off-road parking for multiple vehicles and a beautifully landscaped area, comprising low-maintenance slate chippings, surrounded by mature trees and shrubs. A metal gate to the side elevation provides access to the terrace area, whilst a wooden gate to the neighbouring side elevation provides direct access a decking area.

To the rear, the garden is landscaped and offers expansive separate levels of versatility including a decked area, lawn, slate, ideal for family use, gardening enthusiasts, or simply relaxing while enjoying the peaceful surroundings. Off of the sunroom, there is a balcony space, perfect for a morning coffee to enjoy the stunning views. Steps down to the lower ground level offer access to the large terrace, and further to the lawn and decked areas via steps. The space is bordered perfectly by mature trees and hedges, creating a tranquil, enclosed space.

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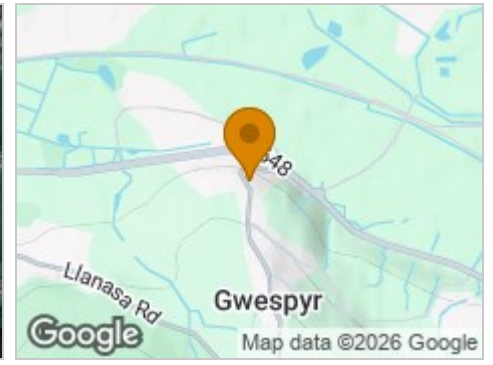
## Road Map



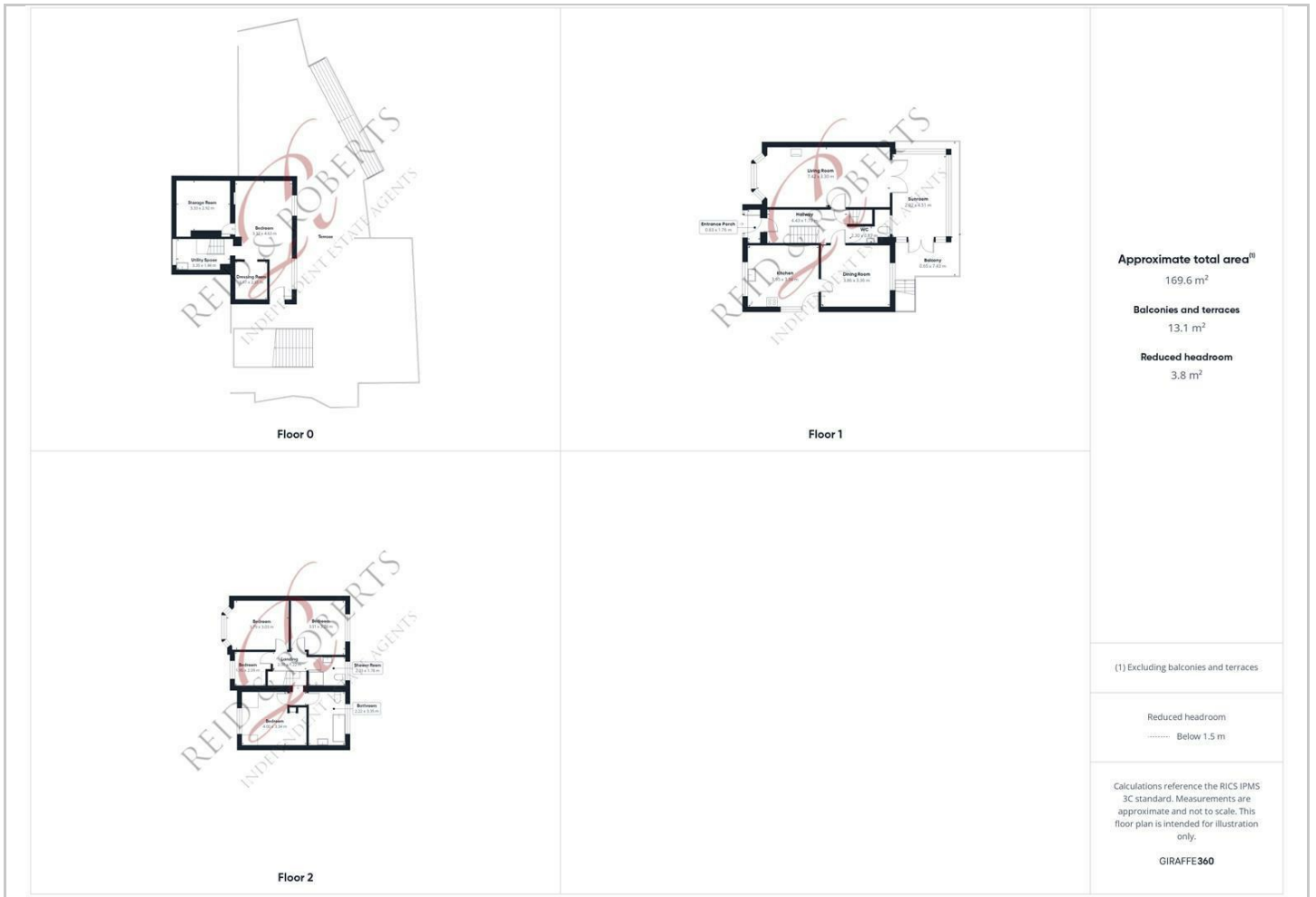
## Hybrid Map



## Terrain Map



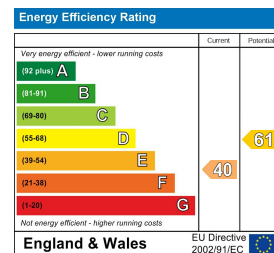
## Floor Plan



## 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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