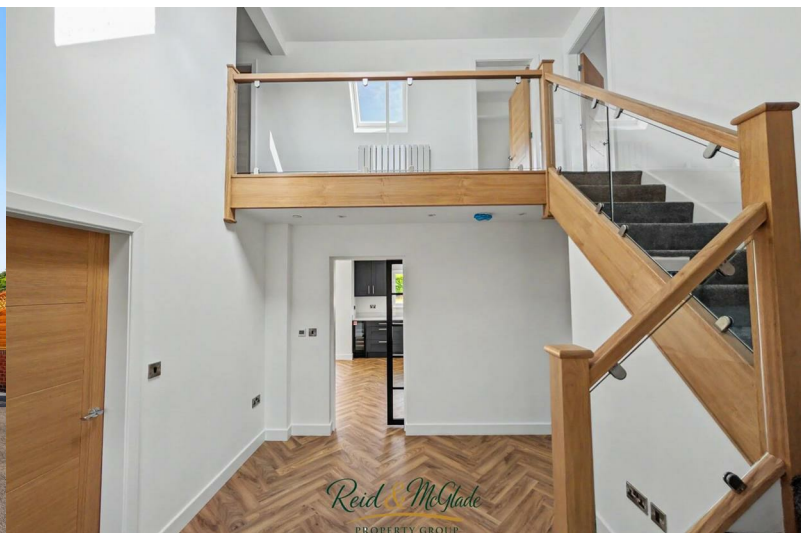




Ty Canol Tyddyn Mesham

Off Old London Road, Bagillt, CH6 6DG

Offers Around £475,000



Ty Canol Tyddyn Mesham

Off Old London Road, Bagillt, CH6 6DG

Offers Around £475,000



Accommodation Comprising:

Upvc double glazed composite door with decorative panels opens to:

Entrance Hallway:

A truly welcoming entrance hallway which immediately sets the tone.

This bright and spacious entrance features herringbone-style luxury vinyl flooring and contemporary oak internal doors and staircase with modern glass that to the first floor. Finished in a neutral colour, recessed ceiling lights, and a built in under stairs cupboard and useful display shelving.

Doors into:

Lounge:

This well proportioned reception room enjoys an abundance of natural light from the two front facing double glazed windows. A wall mounted thermostat allows control of the under floor heating.

Kitchen/Family room:

A glazed sliding door from the hallway opens into the superb open-plan Kitchen and Family Room, creating an impressive and sociable hub at the heart of the home.

The kitchen is beautifully appointed with an extensive range of grey Shaker-style wall, drawer and base units, complemented by contrasting quartz work surfaces and an inset stainless steel sink with mixer tap. A UPVC double-glazed window overlooks the rear garden.

Taking centre stage is a substantial central island, providing additional storage and preparation space, incorporating a NEFF self ventilating electric hob and conveniently positioned electrical sockets to either side. An excellent range of integrated appliances includes an eye-level oven, combination NEFF microwave & oven with slide and hide door, dishwasher and wine cooler, together with clever pull-out spice storage.

Attractive herringbone-style flooring flows seamlessly from the kitchen into the generous family and dining area, creating a wonderful space for both everyday living and entertaining. Recessed ceiling lighting complements the contemporary finish, whilst an impressive expanse of bi-folding doors floods the room with natural light and creates a fantastic connection between the indoor and outdoor living spaces.

Glazed door leading into:

Utility:

A practical and well-appointed utility room fitted with a complementary Shaker-style unit with work surface over, providing useful additional storage and workspace. There is a dedicated void for a tumble dryer and plumbing for a washing machine, keeping everyday appliances neatly separate from the main kitchen.

A Upvc double-glazed window provides natural light, whilst a composite external door offers convenient access to the rear garden.

Door leading into:

W.C

Stylishly appointed with a low-level flush WC and hand wash basin set within an attractive fluted wood-effect vanity unit, complemented by a marble-effect splashback and contemporary chrome mixer tap. Herringbone-effect flooring continues the modern finish, whilst a frosted Upvc double-glazed window to the side elevation provides natural light and privacy. The gas central heating boiler is discreetly housed within a fitted cupboard.

Bedroom Four:

Upvc double glazed window to the front elevation, carpet flooring and underfloor heating and recessed spotlights.

Door into:

En-suite Shower Room:

Beautifully finished with a contemporary three-piece suite comprising a low-level flush WC and wash hand basin set within a sleek gloss-finish vanity unit. A generous walk-in shower enclosure creates an impressive focal point, featuring marble-effect wall panels, contrasting black-framed glazing and a stylish black rainfall shower with separate handheld attachment. The room is completed with attractive herringbone-effect flooring, perfectly complementing the modern finish throughout.

First Floor Accommodation:

Landing:

An impressive gallery-style landing overlooking the entrance hallway below, enhanced by an attractive oak and glazed balustrade which continues seamlessly from the staircase. The vaulted ceiling creates a wonderful sense of space, whilst a Velux roof window allows an abundance of natural light to flood through the landing and hallway below.

Useful built-in storage cupboard and oak internal doors leading into:

Bedroom One:

An impressive principal bedroom featuring a striking vaulted ceiling and spectacular glazed gable incorporating French doors, flooding the room with natural light whilst enjoying attractive views across the rear garden and surrounding countryside.

A contemporary fixed panelled headboard creates a stylish focal point, with conveniently positioned electrical sockets to either side. Two vertical radiators are positioned on opposing sides of the room, complementing the modern finish.

Oak door opening into:

En-Suite shower room:

A stylish en-suite fitted with a walk in shower enclosure with marble effect wall panels, black framed glass screen, and a black rainfall shower with separate handheld attachment. Further comprising a modern back to the wall w.c and vanity unit with inset wash hand basin and marble effect splashback, herringbone effect flooring and upvc double glazed window to the side elevation.

Bedroom Two:

A beautifully proportioned bedroom full of character, featuring an attractive pitched ceiling with sloping eaves which adds to the architectural appeal of the room. UPVC double-glazed windows to both the front and side elevations provide an abundance of natural light, complemented by recessed ceiling spotlights. Two panelled radiators and soft carpet flooring complete the space.

Bedroom Three:

A charming and well-proportioned bedroom featuring sloping eaves, adding character and interest to the space. A Velux roof window allows natural light to flood the room, complemented by a panelled radiator and soft carpet flooring.

Family Bathroom:

A beautifully appointed contemporary family bathroom, finished to an exceptional standard and designed to make a statement.

A striking freestanding bath sits against an impressive marble-effect tiled feature wall with recessed display niche, whilst a generous black-framed walk-in shower features a rainfall shower head with separate handheld attachment.

The low-level WC is seamlessly incorporated alongside a stylish vanity unit with inset wash hand basin and complementary marble-effect splashback, enhanced by a fixed illuminated smart mirror.

Finished with attractive herringbone-effect flooring and carefully considered contemporary detailing, this is a beautifully designed space that perfectly reflects the high standard found throughout the home.

Front:

The front of the property is approached via a substantial tarmac driveway providing generous off road parking. Decorative gravelled areas and brick edge detailing provides a low maintenance feel, with a paved pathway provides access down the side of the property.

The solar equipment is located at the side of the property to accompany the solar panels situated on the roof. An electric vehicle charging point has also been added.

Rear garden:

A generous and predominantly lawned rear garden offering excellent outdoor space, complemented by a substantial paved terrace with a slate boarders providing an ideal area for entertaining and dining. From the side of the property steps lead to the raised decked terrace with glass balustrading adjoining the property while brick walling, timber fencing and hedging provide clear boundaries. The elevated position enhances the space and privacy while providing estuary views.

Tel: 01352 762300

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

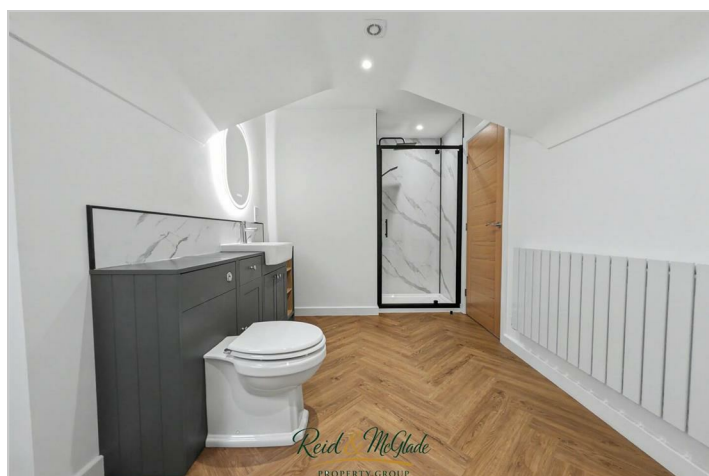
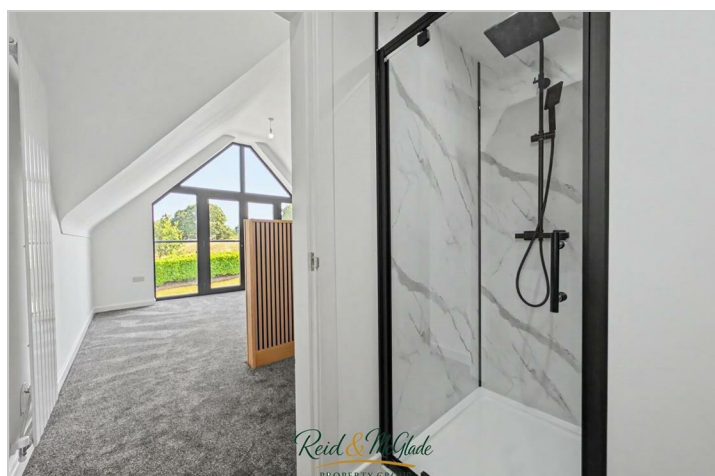
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

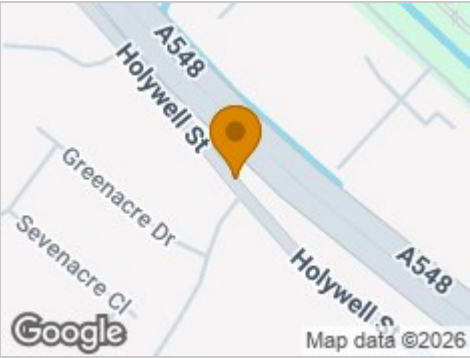
Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



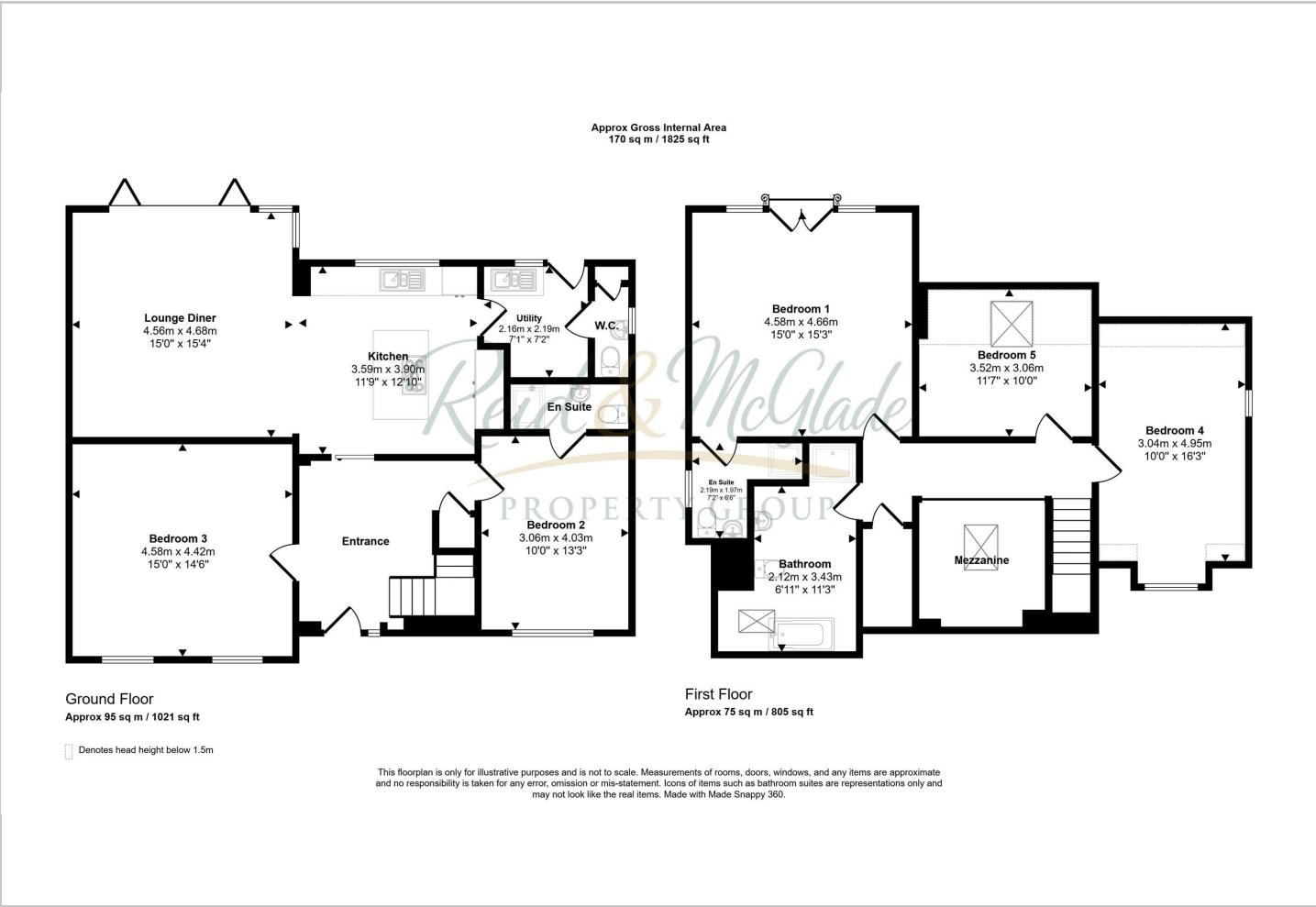
Hybrid Map



Terrain Map



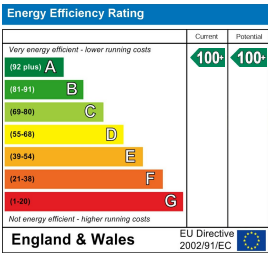
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any 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 firms employment has the authority to make or give any representation or warranty in respect of the property.