



## Cilan Carmel Road

Gorsedd, Holywell, Flintshire  
CH8 8QY

**Price**  
**£550,000**

\* LARGE DETACHED DORMER STYLE BUNGALOW \* VERSATILE LAYOUT WITH POTENTIAL FOR ANNEXE \* CIRCA 5,000 SQ FT INCLUDING GARAGE. A six bedroom detached property occupying a generous sized plot close to the centre of this popular village community. The accommodation is flexible in its layout and briefly comprises: covered porch with three brick arches, porch, dining hall, large living room with feature fireplace and French doors to outside, study, breakfast kitchen, utility room, inner hallway, principal bedroom with walk-in wardrobe and en-suite bathroom, bedroom two, bedroom three, family bathroom, rear hallway, separate sitting room with kitchenette and separate WC, inner hall, games room/family room, shower room, first floor landing with inner landing, bedroom four, bedroom five, bedroom six and bathroom. The property benefits from oil fired central heating with a new boiler installed in 2025. Cilan occupies a generous sized plot with a large driveway area at the front leading to a multi-car garage. There are established gardens to both sides and to the rear and there is also a separate paddock. There is no onward chain involved in the sale of this property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

AMENDED ALW

#### LOCATION

Cilan occupies an attractive position set back from Carmel Road close to the centre of this noted village community. The village is centred around St Paul's church and the Druids Inn & Restaurant, and is approximately 2.5 miles from Holywell which provides a range of amenities serving daily needs, schools for all ages and leisure facilities. The A55 Expressway is also easily accessible enabling swift access along the North Wales coast, to Chester (23 miles) and the motorway network beyond. Both Liverpool and Manchester International airports are within an hours drive.

#### THE ACCOMMODATION COMPRISES:

##### COVERED PORCH/PORCH

1.70m x 1.37m (5'7" x 4'6")

With three feature brick archways, slate flooring, wooden panelled ceiling with two light points, and exposed stonework. Wooden panelled doors to the entrance porch and secondary porch.

Wooden panelled entrance door with fan glazed insert and single glazed side panel, letterbox, single glazed window, exposed brickwork, slate flagged floor with recessed mat well, coved ceiling, ceiling light point. Glazed door with glazed side panels to dining hall.

##### DINING HALL

5.21m x 3.45m (17'1" x 11'4")



Sealed unit double glazed window overlooking the rear enjoying views into the distance, double radiator, coved ceiling, four wall light points, and thermostatic heating controls. Double opening part-glazed doors to the living room, doors to study and breakfast kitchen, and archway opening to inner hall.

##### LIVING ROOM

6.91m x 4.52m (22'8" x 14'10")



Sealed unit double glazed bay window overlooking the rear with double radiator, sealed unit double glazed window to side with double radiator, full height UPVC double glazed picture windows overlooking the side garden, UPVC double glazed French doors to outside, coved ceiling, six wall light points, telephone point, and feature Adams style open fireplace with stone inset and hearth.

##### STUDY

4.52m x 2.59m (14'10" x 8'6")

Sealed unit double glazed window to side, coved ceiling, double radiator, three wall light points, telephone master socket, and chimney breast with stone fireplace and quarry tile hearth.

#### BREAKFAST KITCHEN

6.53m x 3.25m (21'5" x 10'8")



Fitted with a bespoke range of solid oak fronted base and wall level units incorporating drawers and cupboards with display shelving and granite worktops with matching upstands. Inset twin bowl stainless steel sink unit and drainer with mixer tap. Fitted Neff four-ring touch control ceramic hob with extractor above, and built-in AEG electric double oven and grill. Sealed unit double glazed window overlooking the rear, sealed unit double glazed bay window overlooking the rear, double radiator, single radiator, ample space for dining table and chairs, vinyl tile effect flooring, and wooden panelled ceiling with lighting. Part-glazed stable type door to the rear hall, and glazed door to the utility room.

#### UTILITY ROOM

4.06m x 1.80m (13'4" x 5'11")

Fitted base unit with stainless steel sink unit and drainer, additional base units and wall storage cupboards, wooden panelled ceiling with two lights, access to loft space with retractable aluminium ladder, three single glazed windows overlooking the front, painted brickwork, single radiator, and hanging for cloaks. Door to airing cupboard.

#### AIRING CUPBOARD

With the hot water cylinder and immersion heater, slatted shelving, light point, and single radiator.

#### INNER HALL

Single radiator, two wall light points, coved ceiling, arched display niche, and built-in storage cupboard with hanging rail, fuse board, light point and storage cupboard above. Doors to the principal bedroom, bedroom two, bedroom three and family bathroom.

#### PRINCIPAL BEDROOM SUITE



Principal bedroom suite incorporating a small lobby, bedroom, walk-in wardrobe and en-suite bathroom.

#### LOBBY

1.80m x 1.52m (5'11" x 5')

Coved ceiling, and ceiling light point. Archway opening to the principal bedroom.



#### PADDOCK



Beyond the garden there is a small grass paddock enclosed by fencing and hedging with mature trees.

#### DIRECTIONS

From the Agent's Mold Office proceed through Sychdyn and Northop and join the A55 in the direction of Bangor. Follow the road for some 7 miles and take exit 31 signposted for Caerwys and Prestatyn. On reaching the mini roundabout at the top of the slip road take the third exit right, cross over the A55, and at the next mini roundabout take the second exit on to the A5026. After some distance take the first turning right which leads into Gorsedd. Continue through the village, passing the St Paul's church and the Druids Inn & Restaurant, and the property will be found after some distance on the left hand side.

#### TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

#### COUNCIL TAX

\* Council Tax Band H - Flintshire County Council.

#### AGENT'S NOTES

\* A new Worcester oil fired central heating boiler was installed in January 2025.

\* The property is on water rates.

\* Mains water, electricity and drainage are connected.

#### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

#### \*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

**BEDROOM FIVE**  
4.67m x 4.32m (15'4" x 14'2")



UPVC double glazed window overlooking the front, double glazed Velux roof light, access to eaves storage, two ceiling light points, double radiator with thermostat, single radiator with thermostat, and built-in wardrobe cupboard with two hanging rails, shelving and access to further eaves storage space.

**BEDROOM SIX**  
6.76m x 3.51m (22'2" x 11'6")



Two double glazed Velux roof lights, two ceiling light points, double radiator with thermostat, and access to eaves storage.

**OUTSIDE FRONT**



To the front there is an extensive tarmac driveway with mature shrubbery and trees. To the right hand side there is a lawned garden with clothes airer and oil storage tank.

**GARAGE**

8.46m extending to 12.01m x 7.34m narrowing to 3.6 (27'9" extending to 39'5" x 24'1" narrowing to 11'1") Larger than average multi-car garage with twin up and over electronic garage doors, UPVC double glazed window with obscured glass, three sealed unit double glazed windows to the side, fitted shelving, fluorescent strip lighting, three double radiators, fitted storage unit with worktop and inset twin bowl sink unit and drainer, free-standing Worcester oil fired central heating boiler, digital thermostatic heating and hot water controls, and power. Personnel door to the inner hallway.

**OUTSIDE SIDE**



To the left hand side of the property there is a further lawned garden with slate flagged patio, mature shrubbery and trees being enclosed by wooden fencing and stone walling with an additional gated entrance and block paved drive.

**OUTSIDE REAR**



To the rear there is a lawned garden with mature shrubbery and a slate flagged split-level patio. Outside lighting to front, side and rear.



**PRINCIPAL BEDROOM**  
4.60m x 3.96m (15'1" x 13')



UPVC double glazed bay window to side with display windowsill, sealed unit double glazed window to rear, coved ceiling with ceiling light point, and double radiator. Archway opening to walk-in wardrobe and door to en-suite bathroom.

**WALK-IN WARDROBE**

2.31m x 1.93m (7'7" x 6'4")

With hanging rails to each side and storage cupboards above, ceiling light point and single radiator.

**EN-SUITE BATHROOM**

2.67m x 2.67m (8'9" x 8'9")



Coloured suite comprising: enamelled bath with mixer tap and shower attachment; low level WC; bidet; and vanity unit with inset wash hand basin and storage cupboard beneath. Fully tiled walls, single radiator with thermostat, ceiling light point, fitted wall mirror, wall light, and three single glazed windows with obscured glass.

**BEDROOM TWO**  
4.50m x 2.77m (14'9" x 9'1")



UPVC double glazed window overlooking the front with display windowsill, single glazed window to side, double radiator, coved ceiling, ceiling light point, wall light with electric shaver point, fitted L-shaped corner chest of drawers, worktop with inset wash hand basin, tiled splashback and storage cupboard beneath, and built-in wardrobe with hanging rail and storage cupboard above.

**BEDROOM THREE**

3.45m x 3.18m (11'4" x 10'5")



UPVC double glazed bay window with display windowsill, double radiator, coved ceiling, ceiling light point, fitted worktop with inset wash hand basin, tiled splashback and storage cupboard beneath, and built-in wardrobe with hanging rail and storage cupboard above.

**FAMILY BATHROOM**  
3.48m x 1.65m (115" x 55")



Coloured suite comprising enamel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin and tiled shower with thermostatic shower, curtain and rail. Fully tiled walls, single radiator with chrome towel rail, fitted wall mirror, wall light with electric shaver point, ceiling light point, two single glazed windows with obscured glass.

**REAR HALL**  
6.63m x 1.27m (219" x 42")



Wooden panelled ceiling with two ceiling light points, stone flagged floor, and four archways with two sets of aluminium double glazed sliding patio doors to the rear garden. Double glazed sliding patio doors to the sitting room and double opening doors to the inner hallway.

**SITTING ROOM**  
5.28m x 4.85m (174" x 1511")



UPVC double glazed bay window overlooking the front with display windowsill, coved ceiling with two ceiling light points, four wall light points, and two double radiators with thermostats. Doors to the WC and kitchenette and secondary porch.

**KITCHENETTE**  
2.95m x 1.65m (98" x 55")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas, fluorescent strip light, space for fridge, double radiator with thermostat, and UPVC double glazed window overlooking the front.

**SEPARATE WC**

Comprising low level WC and pedestal wash hand basin. Fully tiled walls, fitted wall mirror, ladder style towel radiator, two ceiling light points, single glazed window with obscured glass, and built-in airing cupboard housing hot water cylinder with immersion heater, slatted shelving, electric meter, fuse board and electrical consumer unit.

**SECONDARY PORCH**  
1.52m x 0.79m (5' x 27")

Wooden panelled entrance door with fan glazed insert and glazed side panel, single glazed window to front, and ceiling light point.

**INNER HALLWAY**

Two wall light points, double radiator with thermostat, thermostatic heating controls, and staircase to the first floor. Doors to the games room/family room, shower room, and personal door to the garage.

**GAMES ROOM/FAMILY ROOM**  
7.32m x 6.07m (24' x 1911")



Double glazed sliding patio doors to outside, two sealed unit double glazed windows overlooking the side and rear, and a beautiful wooden panelled ceiling with two ceiling light points.

**SHOWER ROOM**  
2.31m x 1.83m (77" x 6')



Coloured suite comprising: tiled shower enclosure with Mira shower, glazed shower screen and glazed door; pedestal wash hand basin; and low level WC. Fully tiled walls, extractor, ceiling light point, radiator with chrome towel rail, and fitted wall mirror.

**FIRST FLOOR**

**LANDING**  
3.38m x 3.30m (111" x 1010")



Ceiling light point, single radiator, access to eaves storage space, and double glazed Velux roof light. Doors to bedroom four, bathroom and inner landing.

**BEDROOM FOUR**  
6.07m x 5.28m max (1911" x 174" max)



UPVC double glazed window to the side, UPVC double glazed window to the rear enjoying far reaching countryside views, two double radiators with thermostats, single radiator with thermostat, access to eaves storage space, and two built-in wardrobes with sliding mirrored doors.

**BATHROOM**  
2.31m x 1.91m (77" x 63")



White suite with gold style fittings comprising: panelled bath with Red Ring electric shower over; pedestal wash hand basin; and low level WC. Fully tiled walls, ladder style towel radiator, fitted wall mirror, extractor, and ceiling light point.

**INNER LANDING**  
4.37m x 3.99m (144" x 131")

Two ceiling light points, two single radiators with thermostats, two double glazed Velux roof lights, access to loft space, access to eaves storage space, and two built-in storage cupboards. Doors to bedrooms five and six.