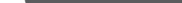
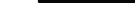


Pen Llan Gelli Road, Lloc, Holywell, CH8 8SD



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.

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£825,000

The exterior boasts a crisp, modern render with contrasting dark window frames and architectural accents that perfectly balance traditional character with contemporary flair. The rear garden is a standout feature, an expansive, landscaped space complete with a sunken lawn, quality stone paving, and manicured raised lawns. Ideal for both family living and entertaining, the garden enjoys open views over surrounding countryside, providing a tranquil setting and a strong connection to nature. With ample private parking and a spacious gated driveway, this home is ideal for modern living while retaining its rural appeal. Located just a short drive from the A55 Expressway, Pen Llan offers excellent access to local amenities and transport links, while benefiting from the serenity of North Wales' countryside.

LOCATION

The small village of Lloc is approximately 4 miles from Holywell and within 1 mile of the A55 Expressway which enables ease of access towards Chester and throughout North Wales and the motorway network. There is a local newspaper "Five Villages Chronicle", delivered to a group of villages described as the "Five Villages", which includes Lloc and the neighbouring villages of Carmel, Gorsedd, Pantasaph, and Whitford since 1987. The nearby market town of Holywell provides a range of facilities catering for most daily requirements together with schools for all ages and leisure facilities.

THE ACCOMMODATION COMPRISES:



ENTRANCE HALL

2.90m x 1.50m (9'6" x 4'11")

Wooden panelled entrance door, recessed LED ceiling spotlights, burglar alarm control pad, tiled floor, exposed stonework, and feature wooden panelled wall with double glazed window. Door to the reception hall.

RECEPTION HALL

12.24m x 2.01m (40'2" x 6'7")



Impressive hallway measuring 40 ft in length with double glazed bi-folding doors to outside, feature high level part-glazed roof with three tall double glazed windows, contemporary oak tread staircase with oak handrail to the first floor. exposed stonework, recessed LED ceiling spotlighting, tiled floor, and thermostatic heating controls. Openings to the breakfast kitchen and dining room, and doors to the living room, utility room and downstairs WC.



DOWNSTAIRS WC

2.18m x 1.42m (7'2" x 4'8")



Comprising Villeroy and Boch suite with wall hung WC and concealed dual-flush cistern and worktop with wash hand basin and wall mounted mixer tap. Tiled floor, ceiling light point, extractor, and double glazed window with obscured glass.

LIVING ROOM

8.51m x 4.95m (27'11" x 16'3")



Large living room with two double glazed picture windows, two low level double glazed windows, twin bi-folding doors leading out onto a decked seating area, ceiling light point, recessed ceiling lighting and wall light points with dimmer switch controls, and feature 'Living Flame' gas fire with provision for wall mounted flat screen television above,

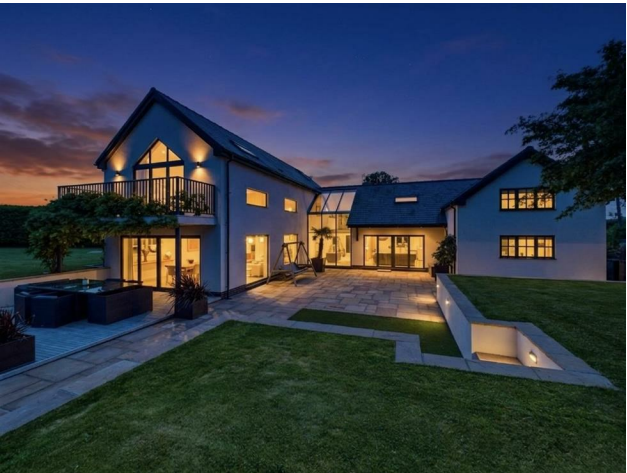


SUMMERHOUSE

5.64m x 3.63m (18'6" x 11'11")



Timber framed summerhouse with power and light installed.



FAMILY BATHROOM
4.57m max x 3.07m plus door recess (15' max x 10'11" plus door recess)



Large family bathroom comprising: double ended bath with waterfall mixer tap, extendable shower attachment; walk-in tiled shower enclosure with glazed shower screens; wall mounted wash hand basin with mixer tap; and wall hung WC with concealed dual-flush cistern. Fully tiled walls, extractor, recessed LED ceiling spotlights, contemporary tall chrome radiator, tiled floor, double glazed window with obscured glass, electric shaver point, and illuminated wall mirror.

OUTSIDE FRONT
Pen Llan is approached via an electronic gate which provides access to a large tarmac driveway area at the front with further parking at the side.



OUTSIDE REAR



The property occupies a large plot and is set within beautifully landscaped gardens. To the rear there is an

extensive Indian stone flagged terrace with artificial grass, a decked outdoor seating area and steps leading up to a large lawn with mature trees being enclosed by walling, wooden post and rail fencing and hedging. The garden enjoys a delightful outlook over surrounding countryside. Electric meter cupboard, outside water tap, useful bin storage area and log store to side. At the top of the garden there is a summerhouse with covered outdoor seating area and garden shed to side.



DINING ROOM
3.78m x 3.28m (12'5" x 10'9")



Double glazed window overlooking the front, decorative cast-iron fireplace, painted beamed ceiling with light point, four wall light points, single radiator with thermostat, and dimmer switch controls. Door to sitting room/snug.

SITTING ROOM/SNUG



Two double glazed windows over looking the front, painted beamed ceiling, wall light points and feature stone fireplace with flagged hearth and wooden beam housing a contemporary log burner. Archway opening leading through to the breakfast kitchen.



BREAKFAST KITCHEN
5.97m x 3.56m (19'7" x 11'8")



Fitted with a handmade range of solid wood fronted units incorporating drawers, cupboards and a large larder cupboard with granite worktops and matching upstands. Inset one and half bowl stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Free-standing Falcon stainless style cooker with five-ring gas hob, double oven, grill and pan-drawer with Falcon extractor above. Butchers block with knife rack. Matching island unit with granite worktop incorporating a breakfast bar with integrated microwave, wine cooler and ice machine. Integrated Bosch dishwasher and Miele coffee machine, recessed LED ceiling spotlights, mains connected heat alarm, two single radiators with thermostats, tiled floor, and three double glazed windows.

UTILITY ROOM
3.35m x 3.33m (11' x 10'11")



Large utility room with fitted worktop and storage cupboard beneath, tall double storage cupboard housing the pressurised hot water cylinder and Worcester (LPG) boiler, cupboard housing the electrical consumer unit, plumbing and space for washing machine, space for tumble dryer, tiled floor, fitted shelving, mains connected smoke alarm, recessed LED ceiling spotlights, single radiator with thermostat, and double glazed window to side.

FIRST FLOOR

LANDING

With a large double glazed picture window on the half landing, vaulted ceiling with ceiling light point, burglar alarm control pad, Doors to the principal bedroom and bedroom two, and two steps leading down to the galleried landing/reading area.

GALLERIED LANDING/READING AREA



Galleried style landing with contemporary glass balustrade and oak handrail, double glazed window, double glazed Velux roof light, part glazed roof, double radiator with thermostat, oak wood strip flooring, recessed LED ceiling spotlights, mains connected smoke alarm, telephone master socket. Doors to bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM



Feature high vaulted ceiling with two double glazed Velux roof lights and fitted window blinds, two ceiling light points, two double glazed windows, two double radiators with thermostats, provision for wall mounted flat screen television, double glazed door with full height windows to each side leading out onto a decked balcony, and additional dressing area with fitted wardrobes, double glazed window and single radiator with thermostat. Door to en-suite bathroom.

DECKED BALCONY



With metal railings and wooden handrail enjoying views over the garden towards picturesque countryside.

EN-SUITE BATHROOM



Large well appointed bathroom comprising: double ended Duravit free-standing bath with wall mounted mixer tap; fitted worktop with wash hand basin, mixer tap and storage cupboard beneath; wall hung WC with concealed cistern; and walk-in slate tiled shower enclosure with canopy style rain shower head, extendable shower attachment and glazed shower screen. Travertine tiled flooring and part-travertine tiled walls with display shelving, two chrome ladder style towel radiators, feature vaulted ceiling with double glazed Velux roof light, double glazed window with obscured glass, illuminated mirror fronted medicine cabinet, and recessed LED ceiling spotlights.

BEDROOM TWO

3.38m plus door recess x 3.33m (111" plus door recess x 10'11")



Double glazed window, single radiator with thermostat, two recessed LED ceiling spotlights, two ceiling light points, and remote controlled electric fold away wooden ladders to a loft study room. Door to the en-suite shower room.

SECOND FLOOR STUDY ROOM



Pitched wooden panelled ceiling with two double glazed Velux roof lights, recessed LED ceiling spotlights, double power point, built-in storage cupboard, access to further eaves storage area.

EN-SUITE SHOWER ROOM

2.77m max x 1.45m max (9'1" max x 4'9" max)



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with glazed shower screen; low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Two recessed LED ceiling spotlights, fitted shelving to recess, chrome ladder style towel radiator, tiled floor, extractor, and double glazed window with obscured glass.

BEDROOM THREE

5.99m x 3.58m (19'8" x 11'9")



Double glazed window overlooking the rear, double radiator with thermostat, double glazed window to side, and single radiator with thermostat. Door to walk-in wardrobe.

WALK-IN WARDROBE

2.49m x 0.89m (8'2" x 2'11")

Fitted shelving and hanging space, and recessed LED ceiling spotlight.

BEDROOM FOUR

4.14m x 3.25m (13'7" x 10'8")



Double glazed window overlooking the front, recessed LED ceiling spotlights, single radiator with thermostat, fitted desk unit and shelving to recess, and provision for wall mounted flat screen television.