



Lon Y Fron, Pentre Halkyn
Holywell

£425,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Lon Y Fron

Pentre Halkyn, Holywell

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 5 BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS PLUS SUN ROOM
- RENOVATED KITCHEN WITH SEPERATE UTILITY
- TWO ENSUITE BATHROOMS, FAMILY BATHROOM AND DOWNSTAIRS TOILET
- EXTENSIVLY LANDSCAPED LOW MAINTENANCE GARDEN
- LARGE DRIVEWAY ACCESSED VIA DOUBLE IRON GATES
- DOUBLE GARAGE
- BREATHTAKING VIEWS OVER SOUTH WIRRAL AND THE DEE ESTUARY
- BALCONY ACCESSED VIA THE MAIN BEDROOM
- SMALL CHAIN
- EXCELLENT ACCESS TO NORTH WALES, CHESTER, LIVERPOOL AND MANCHESTER
- SEMI RURAL VILLAGE LOCATION WITH EXCELLENT LOCAL PUBS/RESTURANTS


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Entrance Hallway

Accessed via a decorative composite door with wood floor, wall mounted radiator, stairs to the first floor, oak doors opening to the lounge and kitchen

Lounge

18' 8" x 13' 0" (5.70m x 3.96m)

A vast and bright room with large picture window offering stunning views over the Dee Estuary, wall mounted radiator, space for an electric fire with exposed dry stone wall feature, wooden ceiling beams

Kitchen

16' 5" x 10' 6" (5.00m x 3.20m)

A recently renovated modern kitchen comprising wall, drawer and base units, worktop with inset sink unit with mixer tap, space for a large fridge freezer, space for a range oven with canopy extractor fan over, plumbing for a dishwasher, tiled floor, PVC double glazed window overlooking the rear garden, wall mounted radiator, oak door to utility and dining room

Utility Room

12' 1" x 5' 5" (3.68m x 1.65m)

A range of fitted wall, drawer and base units, plumbing for a washing machine and space for a tumble dryer, worktop, tiled floor, PVC double glazed window to the rear, door opening to a downstairs toilet, door opening to the rear garden

Downstairs Toilet

Close coupled WC, obscure PVC double glazed window to the side, tiled floor



Dining Room

12' 5" x 10' 5" (3.78m x 3.18m)

PVC wood effect double glazed french doors opening to the sun room, wall mounted radiator, wooden ceiling beams

Sun Room

12' 5" x 11' 8" (3.78m x 3.55m)

PVC double glazed windows to the side and rear, PVC double glazed french doors opening to the rear garden, tiled floor, insulated tiled roof

First Floor Landing

Panelled wall features, doors to bedrooms, bathroom and two large storage cupboards, wall mounted radiator, access to roof space

Bedroom One

15' 5" x 13' 0" (4.70m x 3.96m)

A large room with fitted wardrobes and sliding mirrored doors, wall mounted radiator, PVC double glazed floor to ceiling windows with stunning views, PVC double glazed french doors opening to a balcony, door opening to the ensuite

Ensuite

A modern suite comprising a walk in shower cubical with shower attached, close coupled WC and vanity wash handbasin with cupboards under, towel radiator, tiled floor

Balcony

Timber decking floor with glazed balustrade offering unrivalled views over South Wirral and the Dee Estuary



Bedroom Two

13' 10" x 11' 5" (4.22m x 3.48m)

PVC double glazed window to the rear, wall mounted radiator, fitted wardrobes, door opening to ensuite

Ensuite

A modern bathroom comprising a shower cubical with wall mounted shower, close coupled WC and wall mounted wash hand basin, obscure PVC double glazed window to the rear, tiled floor

Bedroom Three

14' 5" x 9' 5" (4.40m x 2.87m)

PVC double glazed window with views over the Dee estuary, wall mounted radiator

Bedroom Four

11' 5" x 10' 0" (3.48m x 3.05m)

PVC double glazed window to the front, wall mounted radiator

Bedroom Five / Home Office

15' 0" x 4' 5" (4.57m x 1.35m)

PVC double glazed window to the rear, wall mounted radiator

Family Bathroom

A spacious 4-piece suite comprising free standing jet spa bath, double shower cubical with wall mounted shower, close coupled WC and pedestal wash hand basin, tiled walls and floor, obscure PVC double glazed window to the rear, wall mounted towel radiator





GARDEN

A beautifully landscaped garden with a raised artificial lawn area fitted in 2024 with a 10 year guarantee, surrounded by reclaimed timber borders, ornate stone steps and dry wall feature walls, patio plus and additional seating area offering long lasting access to the summer sun. There is access to the front via gates on both sides, outside tap and lighs

FRONT GARDEN

A wealth of established shrubs and greenery offering a private seating area to sit and admire the stunning views, a canopied porch area ensures outdoor relaxing in all weather

SECURE GATED

5 Parking Spaces

A large driveway offering ample off road parking and accessed via iron double gates, laid to low maintenance resin driveway, access to the double garage

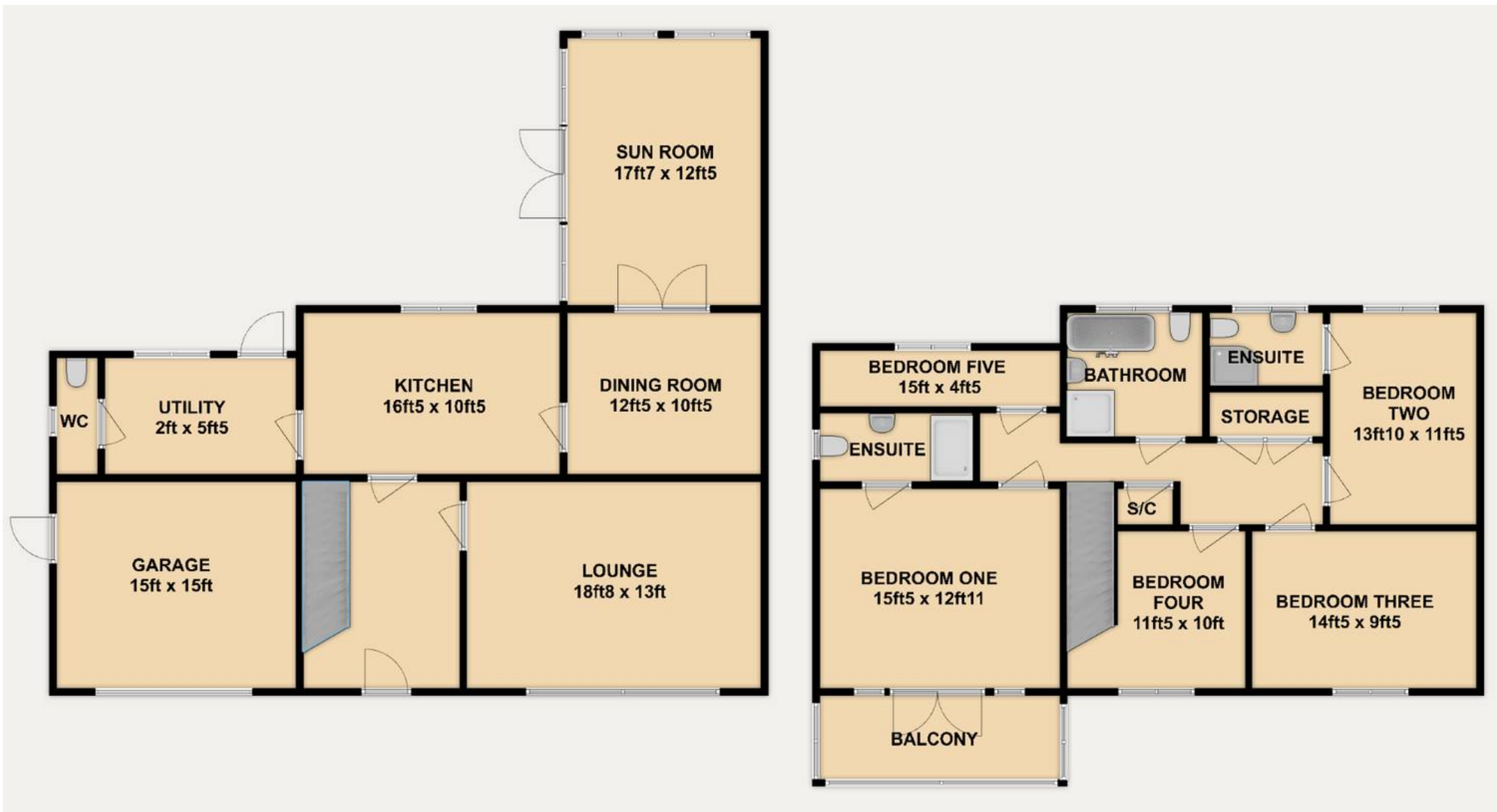
DOUBLE GARAGE

2 Parking Spaces

Accessed via an up and over door to the front and pedestrian door to the side with power points and lights, wall mounted combination boiler. Potential to convert into additional living space and currently utilised as a games room









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