

# williams estates



**Spelga Sandy Lane, Bagillt, Flintshire,  
CH6 6EY**

**£240,000**

 4  1  2  D

**EPC - D61**

**Council Tax Band - D**

**Tenure - Freehold**

# Sandy Lane, Bagillt

## 4 Bedrooms - Bungalow - Detached

Vacant Possession -This property is for sale by the Modern Method of Auction. This extended recently modernised FOUR bedroom detached bungalow is situated in a desirable location with stunning views towards the Dee Estuary, Wirral peninsula and beyond. The property briefly comprises: Entrance Hall, Open Plan Living Room and Dining Room, Modern Kitchen, Modern Utility Room, Separate W.C, Four Generous Bedrooms and a Modern Shower Room, Driveway and Garage. The property benefits from having Mains Gas Combi Central Heating, and Double Glazing.  
EPC-D 61 Tenure-Freehold Council Tax Band-D

### Description

Situated in the village of Bagillt between the market towns of Holywell and Flint with shops, supermarkets, schools and transport links including bus and rail routes, the coast road and the A55 North Wales Expressway.

### Accommodation

uPVC part glazed door leading to

### Entrance Hall

The front door leads in to the entrance hall with laminate flooring, storage cupboard and an entrance door to further accommodation.

### Open Plan Lounge/ Dining Room

#### Living Room

13'0" x 12'10"

With uPVC glazed window to the front elevation with stunning far reaching views over the Dee Estuary and beyond, new carpeted flooring, modern radiator, coving and opening into the dining room.

#### Dining Room

14'2" x 8'11"

With laminate flooring, coved ceiling, radiator and doors leading into the kitchen and inner hallway.

### Newly Installed Kitchen

10'9" x 8'1"

The kitchen is newly fitted and includes a range of wall and base units with complimentary worktops over, stainless steel sink with mixer tap set beneath a double glazed window to the side elevation, new appliances to include an electric oven, electric hob and wall mounted extractor. Exterior part glazed uPVC door to the rear garden and timber door leading to:

### Utility room

Spacious utility room to include a range of fitted units with complimentary worktops over, space and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap, linoleum flooring and timber door leading to:

### Separate W.C

With low level flush w.c

### Inner Hallway

A central hall provides access to the four bedrooms and the modern shower room.

### Bedroom One

11'10" x 9'11"

Spacious room with sliding uPVC doors leading to the rear garden, pendant light fittings and radiator.

### Bedroom Two

12'8" x 7'5"

With uPVC window overlooking the rear elevation, radiator and timber door.

### Bedroom Three

8'11" x 8'10"

With uPVC window to the side elevation, timber door, radiator and carpeted flooring.

### Bedroom Four

9'7" x 7'1"

With uPVC window to the side elevation, radiator and storage cupboard.

### Shower Room

8'8" x 5'9"

Fitted to a high standard with wall to ceiling tiling, walk in glass shower enclosure with electric shower over, pedestal sink with mixer tap, low level w.c, chrome heated ladder style towel rail and obscured uPVC window to the side elevation.

### Outside

Externally are steps which lead up to the front of the property which provide access to a lawned garden. A pathway leads to the rear tiered garden, which includes a patio area and raised lawn. There is a driveway to the side providing off road parking and a garage.

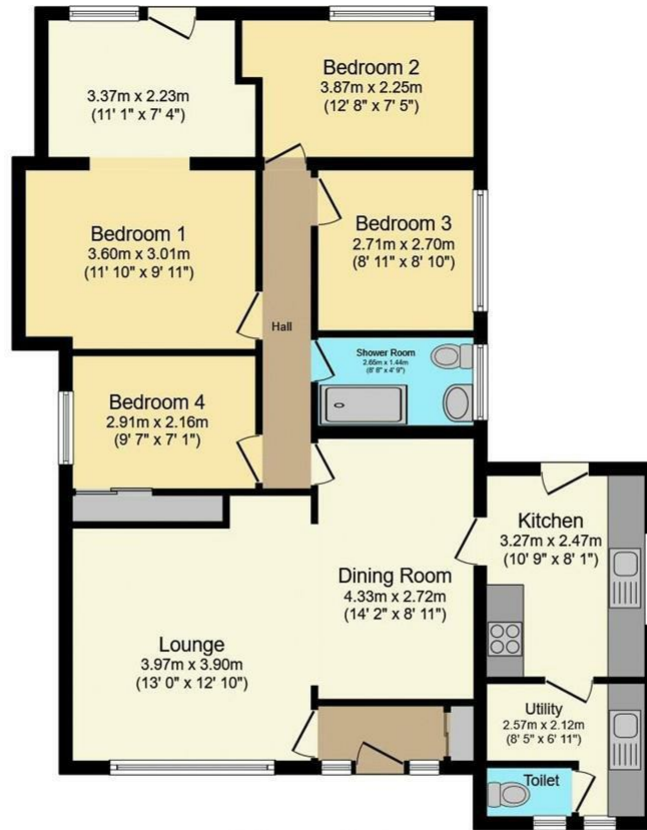
### Garage

Situated around the side of the property, but with access by foot from the rear garden. With up and over metal door and lighting.

### Directions

From our Mold office turn right and proceed to the roundabout and take the first exit onto Lead Mills A541 at the next roundabout take the 3rd exit onto Hall View/A541 turn right onto B5123 then turn left onto Pentre Rd/B5123 and continue onto Bryn Tirion then turn left onto High St then turn left onto Gadlys Lane and turn right onto Sandy Lane where you will find the property on the left hand side towards the end of the road.





**Floor Plan**

Total floor area 96.4 m<sup>2</sup> (1,038 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.