



Ffrith Farm House Brynford, Holywell, Flintshire, CH8 8LP

£425,000

4 2 2 E

EPC - E47 Council Tax Band - F Tenure - Freehold

, Holywell

4 Bedrooms - House

A renovated detached four bedroom farmhouse situated in a quiet location surrounded by open countryside and set within approx one and half acres. Close to the village Brynford and within easy access of both Mold and Holywell town centre amenities and giving easy access to the A55 expressway. The accommodation boasts a large living room, cloakroom, study, sitting/dining room, modern fitted kitchen and utility, four double bedrooms with large family bathroom. Externally having a shared gated parking area and lawned gardens. EPC rating E-47, tenure - Freehold, Council Tax Band F



Accommodation

Door leads into

Entrance Hall

With radiator, smoke alarm and central heating thermostat.

Living Room

27'6" x 13'3" (8.38 x 4.04)

Entering from the hall via glazed double doors, two large radiators, twin uPVC double glazed windows to the front elevation, power points, wall lights, beamed ceiling, fire recessed into chimney with exposed stone fire surround with wooden mantle over.

Kitchen

11'10" x 7'5" (3.61 x 2.26)

Having a range of modern wall and base units with work surface over, bowl and a half stainless steel drainer sink with mixer tap over, modern tiled splash backs, space for free standing cooker with cooker point and extractor hood over, radiator, power points, wood effect vinyl flooring, space for tall standing fridge/freezer, radiator and uPVC double glazed window to the rear elevation. Stable door into:

Sitting Room/Dining Room

12'2" x 17'7" (3.71 x 5.36)

Radiator, power points, dual aspect uPVC double glazed windows.

Additional Utility

5'2" x 10'1" (1.57 x 3.07)

Space for tumble dryer, wood effect vinyl flooring, power points radiator and oil central heating boiler.

Cloakroom

7'1" x 4'10" (2.16 x 1.47)

Wood effect vinyl flooring, pedestal wash hand basin with mixer tap over, WC, radiator, heated towel rail and uPVC double glazed obscured window to the rear elevation.

Utility

7'1" x 7'9" (2.16 x 2.36)

Work surface with under sink base unit and inset stainless steel drainer sink over, space and plumbing for washing machine, coat hanging hooks, quarry tiled flooring, power points, uPVC double glazed window to side elevation and external door to the rear.



Landing

Power points, smoke alarm and uPVC double glazed window to the rear elevation.

Bedroom One

9'1" x 14'5" (2.77 x 4.39)

Power points, radiator, uPVC double glazed window to the front elevation with beautiful far reaching countryside views.

Bedroom Two

10'0" x 13'8" (3.05 x 4.17)

Radiator, power points, uPVC double glazed window to the front elevation with views towards Moel Famau.

Bedroom Three

11'0" x 9'11" (3.35 x 3.02)

Radiator, power points, uPVC double glazed window to the side elevation.

Bedroom Four

8'8" x 9'11" (2.64 x 3.02)

Radiator, power points and uPVC double glazed window to the front elevation.

Bathroom

8'2" x 10'3" (2.49 x 3.12)

Four piece suite comprising panelled bath with mixer tap over, wash hand basin set into a vanity unit with mixer tap over and cupboard doors beneath, WC and enclosed shower cubicle with waterproof wall cladding and shower attachment over. Loft access hatch, large linen cupboard with shelving and radiator (7' 03" x 2' 04"), partly tiled walls, wood effect vinyl flooring, radiator and uPVC double glazed obscured window to the rear elevation.

Bedroom Five/Study

6'1" x 9'11" (1.85 x 3.02)

Radiator, power point and uPVC double glazed window to the rear elevation.

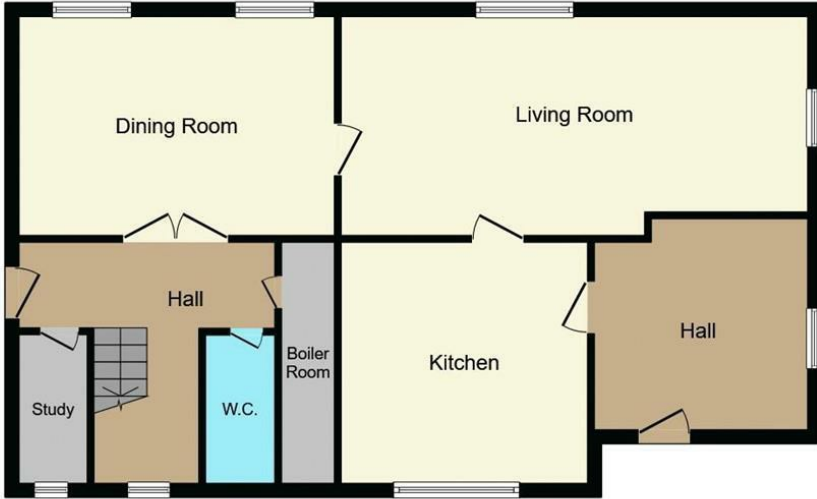
Outside

The property is approached via a five bar gate giving access to a shared parking area. To the side of the property is a lawned area bounded by a stone wall, a concrete path then leads around the property to a further lawned area on the other side. Also having a field of approximately 1.28 acres.

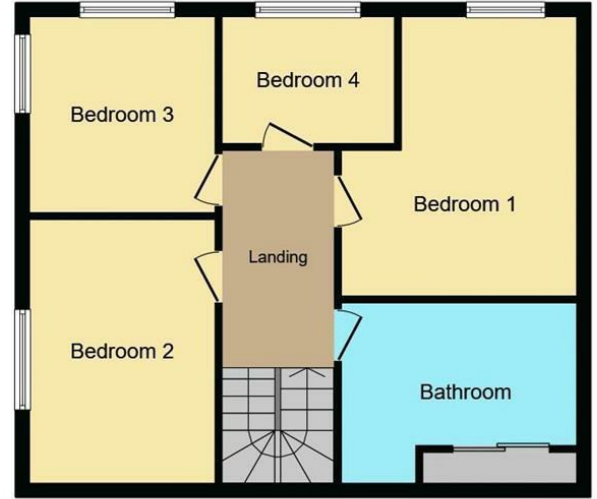
Directions

From our Mold office take the first exit at the roundabout proceed to the next roundabout and take the third exit onto Mold-Denbigh Road A541. Follow for 6.8 miles then turn right as signed posted for Lixwm onto B5121. Follow the road through the village of Lixwm, along the B5121 and turn left as indicated for Oakes Coaches (this is before the brown village sign for Brynford). Proceed passed Oakes Coaches, bear left on the unadopted road where the subject property will be found on the left hand side.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.