



**Penrhos, Sunnyside, Bagillt, Flintshire,
CH6 6JT**

£182,500

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EPC - D67 Council Tax Band - D Tenure - Freehold

Sunnyside, Bagillt

2 Bedrooms - Bungalow

**** Viewing Highly Recommended **** An extended detached period double bay fronted bungalow set in an elevated position on the outskirts of the village of Bagillt. The property affords spacious accommodation and has been subject to an extensive programme of modernisation by the current vendors. The property briefly comprises of two double bedrooms, living room with bay window and views of Dee Estuary, bespoke fitted and extended kitchen and dining room, utility room, cloak room and bathroom. Externally there is off road parking for several vehicles and a landscaped terraced garden to the rear with planted borders, lawned gardens and seating areas.



Description

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Accommodation

Covered porch with courtesy light, Upvc door with double glazed decorative panel, opens to:

Hallway

Spacious hallway with vertical radiator. Loft access with pull down ladder leading to a loft with light and power and roof light window.

Living Room

10'10" x 11'5" (3.30m x 3.48m)

Spacious living room with feature wall mounted electric fire, double glazed bay window to the front elevation which provides views towards the Dee Estuary and beyond, double panelled radiator, aerial socket, ample sockets, phone point, integral ceiling speaker and recessed multi coloured mood lighting spots and central modern light fitting.

Kitchen

22'2" x 11'3" (6.76m x 3.43m)

Being the heart of the home and fitted with a range of quality shaker wall and base units with complimentary work surfaces and soft close drawers, under unit lighting, one and a half bowl stainless steel sink with mixer tap, integrated appliances to include: fridge/ freezer, dishwasher and eye level double oven and grill, five ring halogen hob with stainless steel extractor hood over. Two double glazed uPVC windows to the side elevation, built-in storage cupboard with light and power, two radiators ample sockets, tiled flooring, localised tiled walls, recessed LED lights, recessed ceiling speakers, ample sockets, TV point, double french uPVC doors which lead outside to the patio area and timber door leading through to;

Utility Room

With fitted base cupboards and complimentary worktops over, void and plumbing for washing machine and dryer, wall mounted 'Worcester' gas combi boiler, loft access, extractor fan, splash back tiles and tiled flooring, uPVC double glazed rear door to the rear elevation and access into;



Cloakroom

With double glazed frosted window to the side elevation, single panelled radiator, tiled flooring, partially tiled walls and spot lights. There is also plumbing for a w.c and sink.

Bedroom One

11'6" x 11'3" (3.53m x 3.43m)

With uPVC double glazed bay window to the front elevation providing views towards the Dee Estuary and beyond. A double panelled radiator, aerial socket, phone point and integral ceiling speakers.

Bedroom Two

10'9" x 8'0" (3.30m x 2.44m)

With double glazed uPVC window to the rear elevation, double panelled radiator, aerial socket and integral ceiling speakers.

Bathroom

With three piece suite comprising of a 'P' shape jacuzzi bath with mixer tap with wall mounted shower attachment over, low level flush WC and a pedestal sink with mixer tap over, uPVC obscured window to the rear elevation, heated chrome ladder towel rail, fully tiled walls and flooring, recessed ceiling extractor fan, recessed ceiling speaker and recessed downlights.

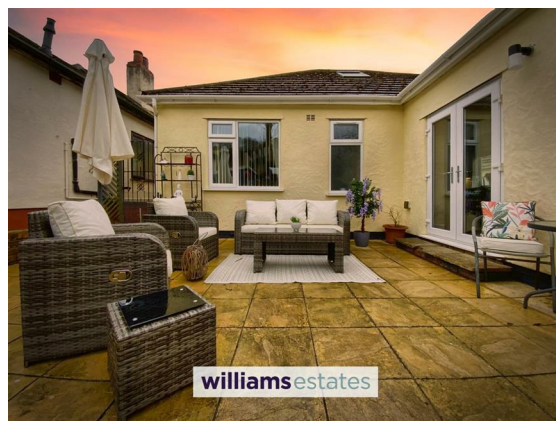
Outside

Outside Access to the front of the property is via a long concrete driveway with low level brick walls which provides ample parking for numerous vehicles on the extensive block paved parking area. Decorative gravel area for low maintenance to the front with additional decorative raised gravel area to the double fronted bays windows. Security lighting. Timber fenced boundaries and brick and slate steps leading up to the front door.

Metal gates on either side of property provides access to the rear where you will find a landscaped tiered garden which includes a large paved patio, with golden gravel boundary with space for timber shed and fantastic private area to sit and relax in the day time sun. Steps lead up the tiered garden which provides a lawned area with mix of paved, barked and stone areas with additional seating and sheds allowing easy maintenance and planted areas as well as an additional lovely seating area which provides far reaching views over towards the Dee estuary and beyond. With mature shrubs and planting to the border areas. Steps leading to two paved areas with views across fields. The exterior also benefits from having an outside tap, patio light and security lighting as well as outside electric power point. Side access single metal gate one side and double metal gates the other leading to side of property, having ample additional storage and plastic shed.

Directions

From our Mold office turn right and proceed to the roundabout and take the first exit onto Lead Mills, at the next roundabout take the 3rd exit and proceed to the traffic lights, bear left proceed through the villages of Sychdyn and Northop. Join the A55 at the Northop Interchange, proceed for approximately 6 miles and exit at junction 32 onto A5026 towards Treffynnon/Holywell. Proceed and then turn right onto Halkyn Rd/B5432. Turn right onto Cross Roads/B5432, and bear to the right onto Coleshill St continue to follow A5026 and the property will be identified by the agents board on the right hand side.





Floor Plan

Floor area 69.4 m² (747 sq.ft.)

TOTAL: 69.4 m² (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.