



## Ffordd Y Graig

Lixwm,  
Holywell, Flintshire CH8 8LY

**Price**  
**£349,950**

A very spacious and immaculately appointed four bedroom detached luxury bungalow standing within low maintenance gardens with ample off-road parking on the periphery of this noted rural village some seven miles from Mold. Designed to a spacious plan having benefitted from a scheme of extension and refurbishment since 2014 to provide versatile accommodation, enhanced with a modern fitted kitchen, master bedroom with dressing room and luxury en suite shower room, a new oil fired central heating system and replacement UPVC double glazed windows and exterior doors. The accommodation includes three reception rooms and in brief provides: covered front entrance, reception hall with cloakroom/wc, lounge with open fireplace, dining room, kitchen with range of integrated appliance, fitted utility room with adjoining rear porch, attractive sitting room with lantern style roof, master bedroom with dressing room and en suite, three further bedrooms (one en suite) and modern shower room.

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## LOCATION

The property occupies an attractive semi-rural position along a minor country lane, yet is within a few minutes' drive of the A55 Expressway at Pentre Halkyn enabling ease of access throughout the region. There is a popular Inn/ Restaurant and Primary School in the village whilst the local market town of Mold provides a comprehensive range of shopping facilities catering for daily needs, a twice weekly street market and leisure facilities.

## ACCOMODATIOON COMPRISES:

### FRONT ENTRANCE

Deep covered front entrance with brick pillar, outside lights and modern double glazed panelled door and matching side screens to:

### ENTRANCE PORCH

2.26m x 1.65m (7'5" x 5'5")

Quarry tiled floor, wall light point, radiator and glazed panel inner door to:

### RECEPTION HALL

5.33m x 1.88m (17'6" x 6'2")

Double glazed window, feature exposed brick wall and radiator.



### CLOAKROOM/WC

2.03m x 0.89m (6'8" x 2'11")

Comprising low flush wc and wash hand basin with tiled splashback. Quarry tiled floor, radiator and extractor fan.

### LOUNGE

5.97m x 3.94m (19'7" x 12'11")

An attractive room with double glazed windows the front and side elevations with wooded aspect opposite. Feature white fireplace surround with marble inset and hearth and open grate, deep coved ceiling, wall light points, tv aerial point and two radiators.



## DINING ROOM

4.22m x 3.61m (13'10" x 11'10")

Double glazed window to the side elevation, deep coved ceiling, wall light point and radiator.



## KITCHEN

4.17m x 3.07m (13'8" x 10'1")

Well appointed with modern range of light cream fronted base and wall units with feature handles, matching island unit with breakfast bar and high gloss granite effect work tops with inset Blanco composite sink unit with preparation bowl and mixer tap. Tiled splashback and range of integrated appliances comprising four-ring gas hob (LPG), cooker hood and electric double oven. Void and plumbing for dishwasher, pull-out pantry cupboard, radiator, wood effect vinyl floor covering, tv aerial point, feature exposed brick walling and opening to the utility room.



## UTILITY ROOM

2.84m x 2.24m (9'4" x 7'4")

Matching base and wall units to the kitchen with high gloss effect work tops, inset sink unit and tiled splashback. Void and plumbing for washing machine and space for tumble dryer. Space for fridge and freezer. Vinyl wood effect flooring, radiator and double glazed window. Half glazed door to the rear porch.

## REAR PORCH

2.26m x 1.98m (7'5" x 6'6")

Fitted work top, oil fired Worcester central heating boiler and UPVC double glazed exterior door.

## SITTING ROOM

4.75m x 4.67m (15'7" x 15'4")

A spacious and well lit room with a central double glazed lantern style roof and matching UPVC double glazed french doors leading through to the rear of the property. Recessed lighting, wall light points, tv aerial point and under floor heating. Door to the master bedroom.



## MASTER BEDROOM

4.90m x 2.79m (16'1" x 9'2")

Wide double glazed window overlooking the rear of the property, wall light points, radiator and opening to the dressing room.





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## DRESSING ROOM

2.21m x 1.75m (7'3" x 5'9")

Loft access and door to the en suite.



## EN SUITE

2.54m x 1.73m (8'4" x 5'8")

Well appointed modern en suite shower room with wet floor shower with full length glazed screen and Mira Advance thermostatic electric shower, pedestal wash basin with mixer tap and low flush wc. Attractive part tiled walls with matching floor, chrome towel radiator and extractor fan.



## INNER HALLWAY

Loft access and deep built-in linen cupboard with slatted shelving and pressurised hot water cylinder tank.

## BEDROOM TWO

3.71m (max) x 3.63m (12'2" (max) x 11'11")

Double glazed window to the front, range of fitted wardrobes, further built-in cupboard and radiator.



## EN SUITE

3.05m x 2.01m (10'0" x 6'7")

A spacious en suite shower room with extensive fitted wardrobe extending the full length of one wall with hanging rails and shelving. Large tiled shower enclosure with Mira Advance thermostatic electric shower, pedestal wash basin and low flush wc. Part tiled walls, extractor fan and electric chrome towel radiator.

## BEDROOM THREE

4.32m x 2.62m (14'2" x 8'7")

A double sized room with double glazed window overlooking the front garden, wall light point and radiator.



## BEDROOM FOUR

3.00m x 2.39m extending to 3.05m max (9'10" x 7'10" extending to 10'0" max)

Internal double glazed window and radiator.

## SHOWER ROOM

2.36m x 2.26m extending to 3.05m max (7'9" x 7'5" extending to 10'0" max)

Fitted with a modern white suite comprising large shower enclosure with Mira thermostatic electric shower, pedestal wash basin and low flush wc. Electric chrome towel radiator, part tiled walls and extractor fan.



## OUTSIDE

The property is approached via a wide splayed entrance leading to a tarmac drive which extends across the front and side of the property providing off-road parking for several cars as well as vehicular access to the rear.



## FRONT GARDEN

A front lawned garden extends to the right hand side with established boundaries and walling to the roadside with well stocked shrubbery borders.



## REAR GARDEN

To the rear is a good sized and private hard landscaped garden designed for ease of maintenance with established hedging, raised shrubbery borders with new brick retaining walls and a detached block built garden store with power and light connected. Outside lights and tap.



## COUNCIL TAX

Flintshire County Council - Council Tax Band G.

## DIRECTIONS

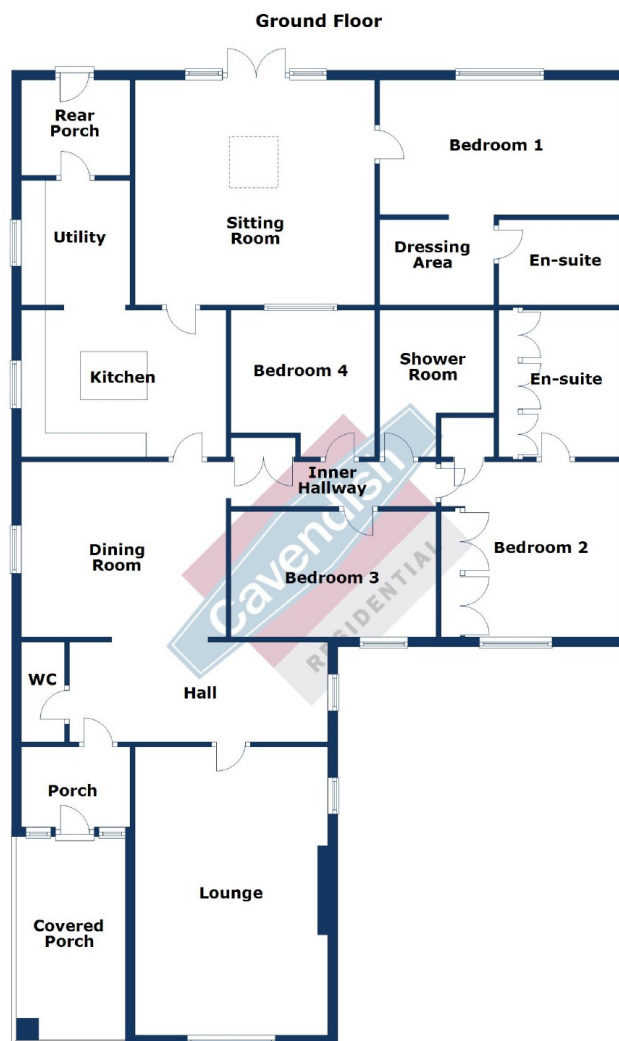
From the Agent's Mold Office, take the A541 Denbigh Road proceeding through the villages of Rhydymwyn and Hendre, and on reaching the outskirts of Nannerch turn right at the crossroads signposted Lixwm and Brynford. Follow the road up the hill and on entering the village take the first right turning onto Ffordd y Graig whereupon the property will be found on the left hand side.

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale. DCW/JF





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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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