

**Cavendish**

RESIDENTIAL

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## Pen Y Ball

Holywell, Flintshire CH8 8SZ

**Price**  
**£485,000**

**\*\*IMPOSING HOUSE WITH SUPERB VIEWS\*\*** A unique five bedroom detached house standing within grounds of approximately 0.75 acre in an elevated setting with breath taking views across Holywell, the Dee Estuary and Irish Sea beyond. Originally dating from circa 1960 with later additions, this imposing property provides spacious accommodation with three receptions and most rooms taking full advantage of the setting and wonderful views. It is approached over a long private drive and stands in well maintained grounds, to include a former lawn tennis court, which subject to necessary planning consent, may lend itself to future development of the plot whilst still retaining sufficient garden for the original house. The accommodation includes oak block floors and a new fitted kitchen and in brief comprises: porch, hall, sitting room, lounge, dining room, kitchen/breakfast room, utility with boiler room and Wc, master bedroom with en suite, four further bedrooms, modern bathroom and shower room. Gas fired central heating and double glazing. Double and single garages.

[www.cavendishresidential.com](http://www.cavendishresidential.com)



#### LOCATION

The town of Holywell provides a range of shopping facilities together with schools for all ages and leisure facilities. The A55 Expressway is within a few minutes drive providing ease of access for those wishing to commute towards Chester, Manchester and the motorway network.



#### THE ACCOMMODATION COMPRISES:

Deep recessed front entrance with tiled step and wood panelled front door with glazing to either side, to:

#### ENTRANCE VESTIBULE

Herringbone wood block floor, pine ceiling and part glazed twin inner doors to:

#### SPACIOUS RECEPTION HALL

5.16m x 3.81m overall (16'11" x 12'6" overall)

A spacious hallway with central spindled staircase to the first floor with deep storage cupboard beneath, continuation of the herringbone wood block floor, wall light points and radiator.



#### SITTING ROOM

5.89m x 4.52m (19'4" x 14'10")

A large room with double glazed windows to two aspects and matching sliding hardwood framed patio door leading to the adjoining patio and gardens beyond. Brick fireplace/chimney breast (no flue) with electric point and range of cupboards and shelving into alcove. Two double panelled radiators, tv aerial point, telephone point and wall light points.





## LOUNGE

8.08m x 3.51m >12'4" (26'6" x 11'6" >12'4")

A splendid room with two double glazed windows and matching double glazed hardwood framed patio door leading to the patio. Superb views over the grounds and across to the coast in the far distance, and also towards the town and Dee Estuary beyond. Feature stone fireplace/chimney breast with tiled hearth and open grate with copper canopy, herringbone wood block floor, recessed ceiling lighting, tv and telephone points and two radiators. Twin doors to the dining room.



## DINING ROOM

4.62m x 3.07m (15'2" x 10'1")

Double glazed window to the side elevation with superb views over Holywell and across to the Dee Estuary and Wirral peninsula beyond. Double glazed windows to either side, built-in cupboard, herringbone wood block floor and double panelled radiator.

## KITCHEN/BREAKFAST ROOM

5.33m x 4.37m <2.62m (17'6" x 14'4" < 8'7")

Fitted with a new range of gloss cream fronted base and wall units with brushed stainless steel handles and wood effect work tops with inset sink unit with mixer tap. New integrated appliances comprising electric oven, ceramic hob, cooker hood, dishwasher and fridge. Double glazed windows to the front and side elevations with views over the town and beyond, and radiator. Door to the utility room.



## UTILITY ROOM

3.71m x 2.11m (12'2" x 6'11")

A large utility room with high level double glazed window, tiled floor, shelving and single glazed exterior door.



#### BOILER ROOM

1.80m x 1.80m (5'11" x 5'11")

Housing a modern Worcester gas fired central heating boiler, sink unit with base cupboard beneath and work tops, gas and electricity meters. Double glazed window and radiator.

#### SEPARATE WC

Fitted with a modern suite comprising low flush wc and wash hand basin. Double glazed window.

#### LANDING

Double glazed window, fitted shelving, two radiator, wall light point and airing cupboard with hot water cylinder tank.



#### BEDROOM ONE

5.56m x 3.78m (18'3" x 12'5")

A spacious master bedroom with windows to two aspects with superb views over the town and Dee Estuary beyond. Range of fitted wardrobe units with dressing table, wall light point, tv aerial point and double panelled radiator.



#### EN SUITE

3.48m x 2.39m (11'5" x 7'10")

A generous en suite bathroom comprising tiled panelled bath, ceramic tiled shower cubicle, vanity wash basin unit and wc. Part tiled walls, tiled floor, radiator, built-in wardrobe with sliding door front and double glazed window.

#### BEDROOM TWO

3.23m x 3.02m (10'7" x 9'11")

Double glazed window to the side elevation with views and radiator.

#### BEDROOM THREE

4.09m x 3.20m (13'5" x 10'6")

Double glazed windows to the front and side elevations with views, built-in double wardrobe, telephone point and radiator.



#### BEDROOM FOUR

4.52m x 3.00m (14'10" x 9'10")

Two double glazed windows, fitted vanity unit with wash basin having cupboards and drawers beneath, wardrobe unit and radiator.

#### BEDROOM FIVE

4.55m x 2.72m (14'11" x 8'11")

Two double glazed windows, vanity wash basin unit with drawers beneath and radiator.

#### FAMILY BATHROOM

2.62m x 2.13m (8'7" x 7')

Fitted with a modern white suite comprising panelled bath with electric shower, pedestal wash basin and wc. Marble effect wall panelling for ease of maintenance, tile effect flooring, towel radiator and double glazed window.



#### SHOWER ROOM

2.46m x 1.47m (8'1" x 4'10")

Three piece suite comprising: low flush W.C, wash basin and shower cubicle with bi-folding door. Tiled floor, fully tiled walls, chrome heated towel rail and double glazed window.

#### OUTSIDE

The property is approached over a long private drive with lawned gardens, mature hedging and raised patio with small store. The drive leads up to the property itself and to the two garages, with ample parking for several cars.



#### GARAGES

Two attached garages, one double and one single, both with up and over doors.

#### GARDENS

A particular feature of the property is the extensive informal lawned garden to the rear with former tennis court, various mature trees and bushes. There is a large patio extending across the rear of the house, and superb views across to the Estuary and beyond. To the side of house is a further patio, again with splendid views over the town.





#### COUNCIL TAX

Flintshire County Council - Council Tax Band G.

#### DIRECTIONS

From the Agent's Mold Office proceed through Sychdyn and into the village of Northop and thereafter turn left onto the A55 Expressway in the direction of Conway. Take the 4th exit for Holywell and follow this road towards the town, continuing past the Hillcrest Garage and the Stamford Hotel, and on reaching the traffic lights continue straight ahead for approximately 0.5 mile and Pen Y Ball Hill will be found on the left hand side. Follow the road up the hill for some 100 metres and the driveway will be found on the right, denoted by the Agents for sale board

#### 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.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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