



## 19 Hillside Court Holywell, Clwyd CH8 7PJ

Looking for something really special? Then this imaginatively refurbished 3 bed detached bungalow with stunning views, an open plan kitchen/dining room and lounge with full height ceiling, roof lights and a central exposed brick chimney rising through the centre.... then we really do have a NewHome4U

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

In all honesty I never thought of Holywell as especially scenic but this splendidly refurbished home showed me what I had been missing. Nestling into the hillside overlooking the Greenfield valley Nature Reserve it provides open views across to the town and the hills beyond, visible from many of the principal rooms and making a very pleasing environment in which to live. The imaginative way the open plan rooms meld into one another is especially attractive, giving a very expansive feel while allowing each to retain its own identity. How is it actually laid out? Read on.

On a quite steeply sloping road we find the corner plot where this lovely home sits. Beginning from the front, there is a pedestrian path bisecting the garden with shrubs and bushes to one side with a lawn opposite. Beyond the lawn is a broad drive giving plenty of parking space, before the neat perimeter hedge which runs alongside the detached garage.

Three steps lead up the semi glazed UPVC front door, above which a small porch offers protection from the worst of the weather and which is always welcome when unloading the shopping, because those Ocado drivers are sometimes not as willing as they would have you believe....

The first thing to strike you as you enter the wide hallway is the polished real wood floor; none of your laminate imitation stuff here, this is the proper stuff and looks all the better for it. Turning left into the lounge we begin to realise just how special this home actually is.

Featuring a continuation of the real wood floor and kept very light by the huge front picture window with its commanding view this is a lovely space. And 'space' is a good word for it as its open plan nature gives the feeling that both the kitchen and dining room are part of it. However all three rooms are divided by the central chimney stack providing a natural barrier, with the fireplace facing the living room ready prepared to accept the fire or log burner of your choice. I know that sounds a little odd, but I'm sure a visit will convince you that it really works. The feeling of space in the lounge is further enhanced by the full height ceiling and its massive exposed roof beam with twin velux roof lights either side. I said earlier that it was a very light room....

Passing one side of the chimney breast, the wood floor continues into the dining room where we find a generous space easily capable of accepting a full six seat dining table and with another large window overlooking the attractive rear garden.

A barrier between here and the kitchen is formed by a large island, cleverly incorporating the oven and electric hob and having storage cupboards to either side. Beyond the island the floor changes to fashionable dark grey ceramic tiling, while the kitchen units are positioned on the back wall in an 'L' shape providing for the sink, spacious work tops and storage and the integrated fridge/freezer. Returning to the main hallway we emerge opposite the door to the main bedroom. This is a good sized double room with a large picture window capitalising on the view of the front garden and beyond. There is ample space for all the free standing furniture you could need, ensuring you remain free of any storage problems. Unless you run a clothes stall on the market....

A storage/linen cupboard lies adjacent to here before we come to the second bedroom. Overlooking the side of the home this would make a very comfortable single room and would, at a push accept a double bed. Although to be honest, this would result in a possible, if pretty impractical double and is not to be recommended.

Next and overlooking the rear garden comes the final bedroom. This is certainly a double room, albeit one of fairly compact dimensions. However this is more than compensated for by the pleasant outlook and when all is said and done, it is somewhere to sleep and not to hold dances.

Adjacent to here is the rear facing bathroom, featuring a reprise of the dark ceramic floor tiles found in the kitchen. Obviously freshly fitted out this has that 'brand new' feel that we all deserve at some point in our lives and perhaps this is your time. Fully tiled from floor to ceiling, it offers a heated towel rail/radiator, pedestal hand basin and lavatory and a bath with fitted glass screen offering protection from the splash-back from the mains water fed shower, heated directly via the gas combi boiler.

Useful information:





COUNCIL TAX BAND: D (£226pm)  
ELECTRIC & GAS BILLS: £121 (based on current owners usage)  
WATER BILL: £43 (Meter)

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this home comes as a total surprise. Surrounded by bungalows which look similar you are led to expect a fairly standard home but are smacked in the eye as soon as the door opens. From the very attractive polished wood floors to the stunning open plan living space with its full height ceiling it presents a modern contemporary appearance which manages to remain comfortable. All too often, open and minimalistic homes feel too spartan to be welcoming while here this is never an issue. Coupled with the generous windows and their commanding views this makes for a very attractive place to live.

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want - but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 \*\*\*\*\* STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.7 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
Illustrative purposes only.  
Made with Metropix ©2019



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		