



**Brynford Road  
Holywell  
Flintshire  
CH8**

**Offers in Excess of £340,000**

**bettermove**

# Brynford Road Holywell

Bettermove are proud to present this 3 bedroom detached stone cottage in Holywell.

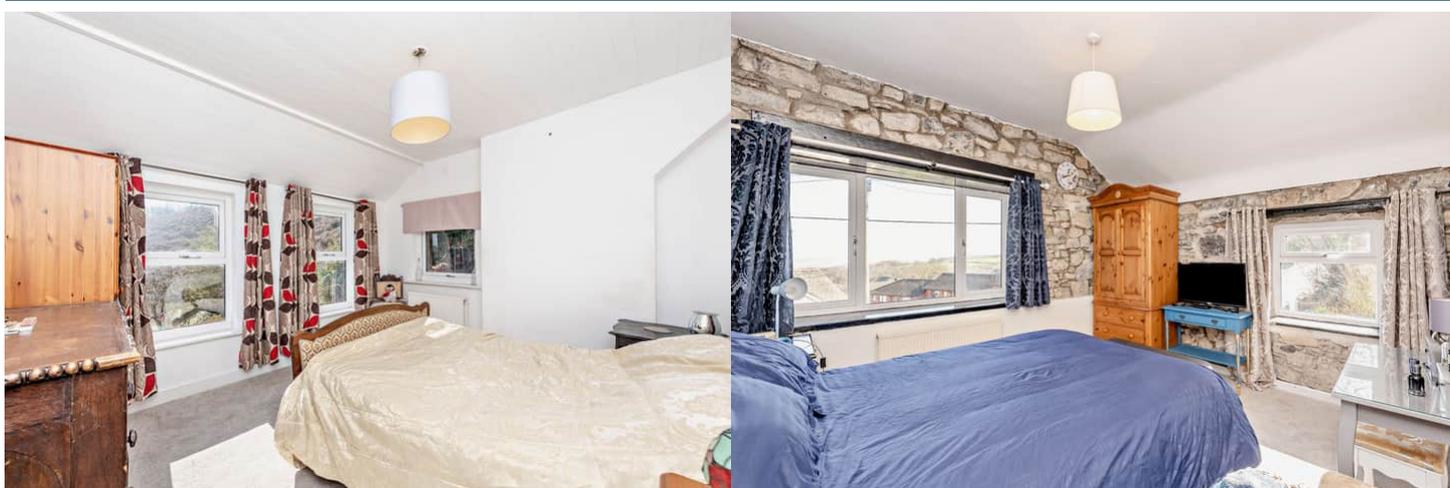
This property benefits from double glazing, a wood burner, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is D.

The interior of this charming character property comprises a stylish kitchen with fitted units, solid worktops and a traditional Aga, flowing into a spacious dining and sitting area with a log-burning stove and access to the garden. A further cosy lounge with exposed stonework and feature fireplace completes the ground-floor living accommodation. The first floor consists of three bedrooms, including two well-proportioned double bedrooms enjoying far-reaching views, alongside a beautifully appointed family bathroom featuring a freestanding bath and large walk-in shower. The exterior boasts a series of landscaped patio terraces, providing multiple seating and entertaining areas perfect for enjoying the summer months. The garden also includes a summer house and elevated viewpoints that make the most of the impressive surrounding views.

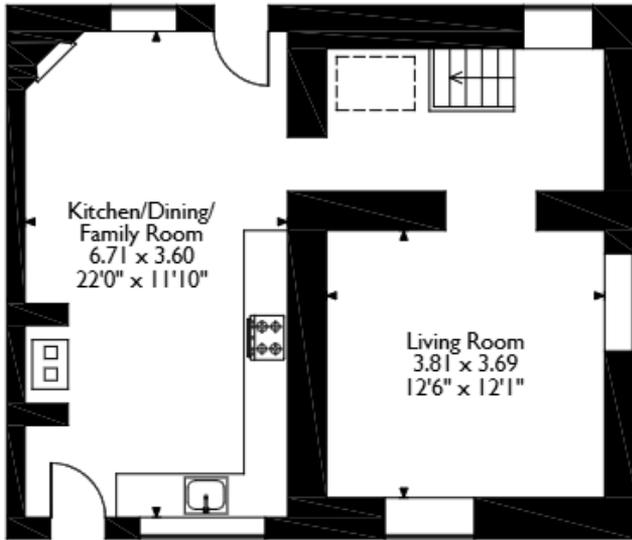
Located in the popular town of Holywell, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Flint Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

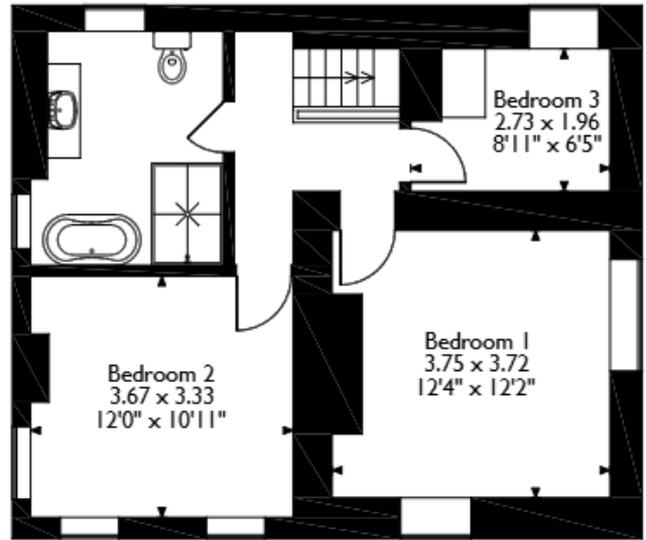


# Bwthyn Briallu, Brynford Road, Holywell

Approximate Gross Internal Area  
102 Sq M/1098 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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