

# Brennan Ayre O'Neill

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Freehold



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EPC



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Council Tax



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Beryl Road, Prenton

Guide Price  
£720,000

1964411



So, our photos show off this handsome double fronted detached house in all its glory; a detached two storey annex to the left hand side of the main residence, which, as the floor plan outlines, offers accommodation : either for semi independent living; home office, studio etc. Our third photo gives you an idea of the grand plot size which comes with this property and our fourth...well a demonstration as to the size of accommodation in store...as well as to a welcoming note to the festivities ahead.

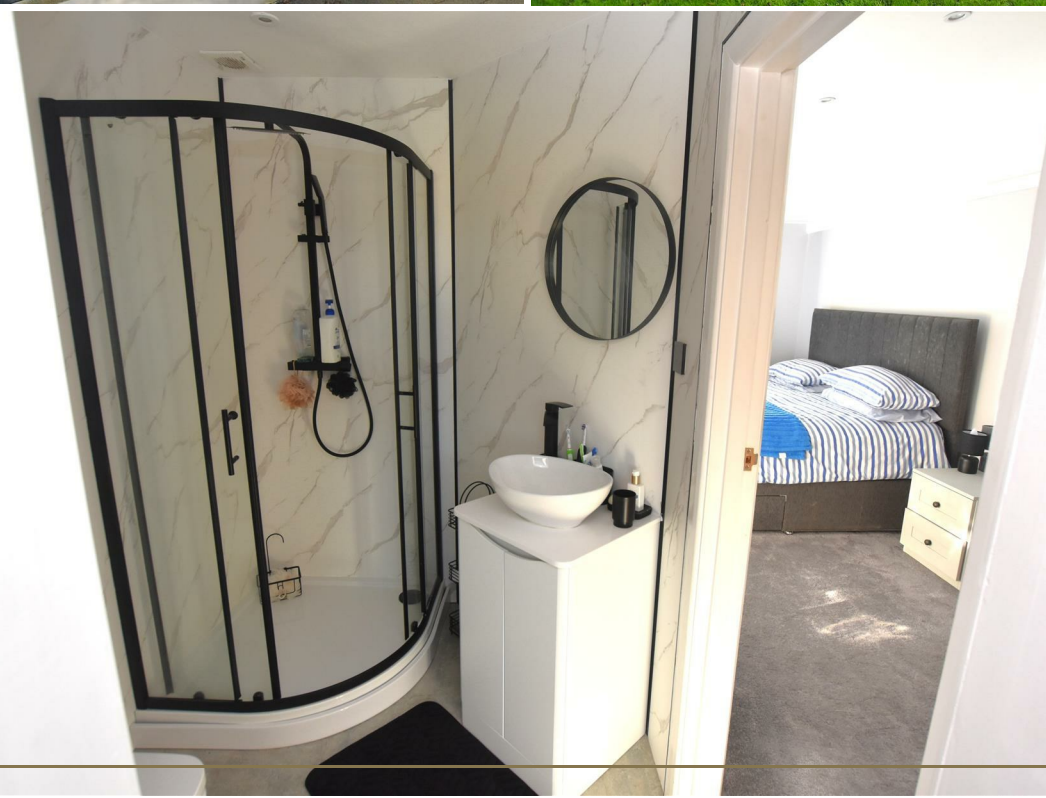
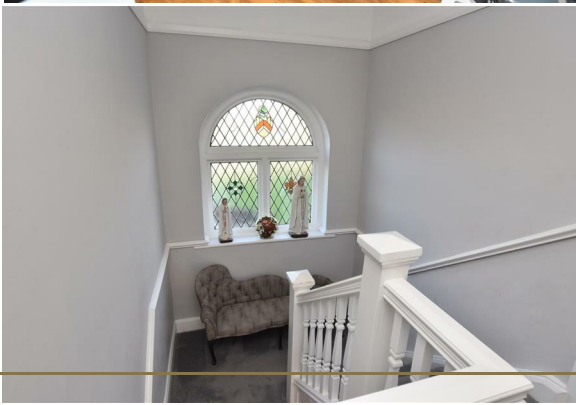
Following that intro' let us try to summarise what we believe most indoor as well as outdoorsy families wish for; what is the complete wish list a family looks out for and yet often reluctantly accepts that a compromise on one or two of those 'wants and desires is needed?..

A rhetorical question of course. Our point being that this property, this family home, we suggest offers a pretty extensive list, and that many or even most families would arguably agree that this property does in deed offer all.

Big rooms; plenty of them too, especially when you consider beyond the three reception rooms within the main house (including the ever sought after open plan kitchen/living room area); of the additional space within the two storey detached annex (with cloakroom facilities).

Then at first floor there are four true 'double sized bedrooms here. All serviced by a bath or shower room...

The primary bedroom has a luxury en suite bathroom; the fourth bedroom has the latest to be installed en suite bathroom room and bedrooms two and three enjoys a Jack & Jill en suite shower room. In addition to this there is a full shower room with loo etc at ground floor level adjacent to the utility room.







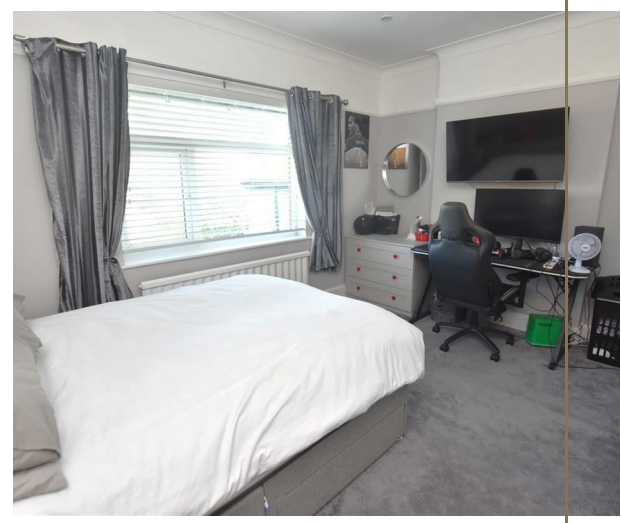
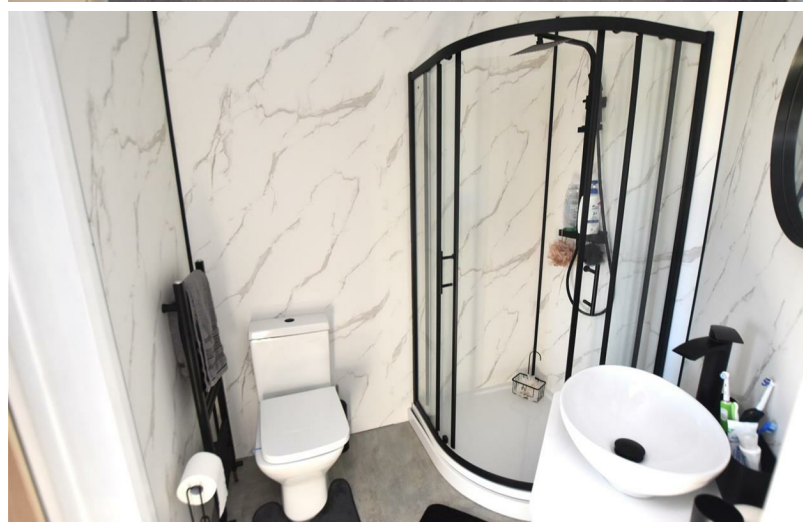
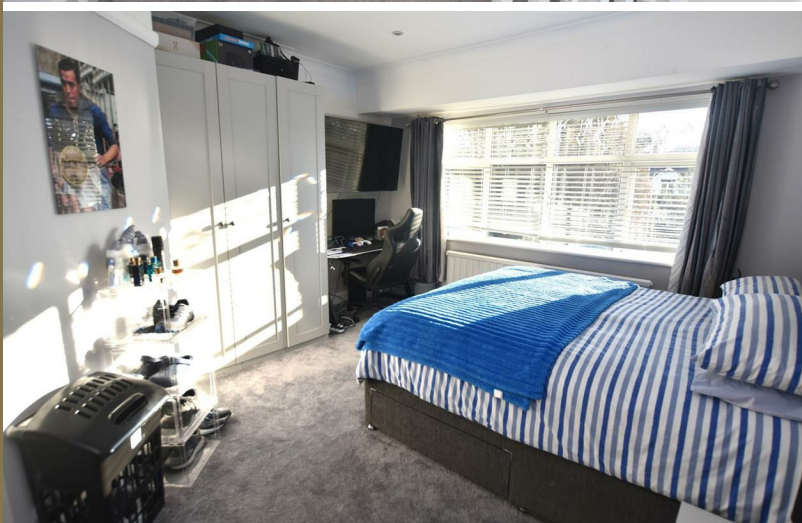
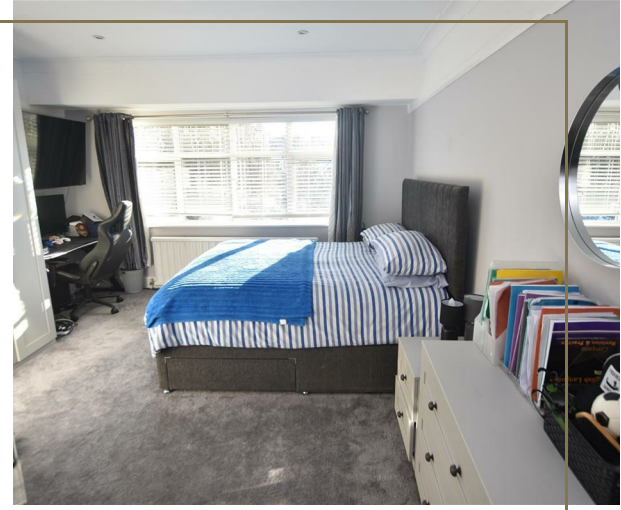
And so, before moving to the outdoors, just take a second look at the hall. May we assume for a moment that no house proud owner wouldn't not want to welcome guests into a defining entrance hallway - and this has just the ticket, we say. Fabulous.

Outdoor entertainment next: take in the size and substance of the covered entertaining area. Room for, well, many. More than just a little extra elbow room here during the family and friends BBQ and kids' summer footie tournament. And of course if your guests and their team come from far and wide why not put them up in the most respectable of accommodation within the annex?

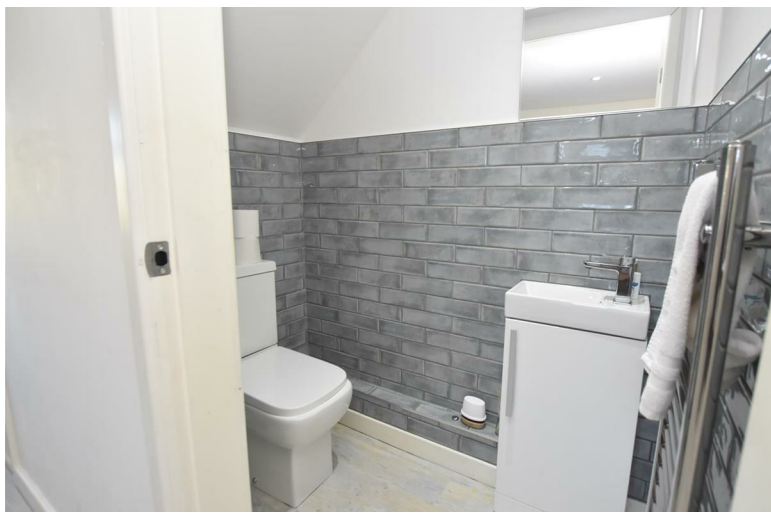
And when they've all departed, remotely close the front drive electric gates and enjoy family time within this spectacular home.













**Floor Plan Details:**

- KITCHEN/DINER:** 23'6" x 13'8" / 7.00m x 6.00m
- HALL:** Central hallway connecting rooms.
- RECEPTION ROOM:** 17'9" x 15'9" / 5.30m x 4.80m
- PORCH:** Front entrance porch.
- BEDROOM:** 12'6" x 11'10" / 3.80m x 3.60m
- ENSUITE:** Attached bathroom.
- LANDING:** Central landing area.
- BEDROOM:** 13'1" x 11'6" / 4.00m x 3.50m
- BEDROOM:** 15'0" x 11'1" / 4.50m x 3.40m
- BEDROOM:** 17'1" x 13'1" / 5.20m x 4.00m

**TOTAL FLOOR AREA:** 2828 sq.ft. (262.8 sq.m.) approx.

**Disclaimers:**

- Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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