



**Sought After Convenient Location**

**Ground Floor Apartment**

**Original Features Throughout**

**Generous Rooms**

**Allocated Parking Bay**

**Communal Outside Space**



**North Street, Caerwys**  
**£110,000**



## PROPERTY DESCRIPTION:

Sass & Co Independent Estate Agents are delighted to offer for sale this charming and characterful ground floor apartment complete with its own front door, allocated parking bay and communal outside space. Forming part of a converted period building believed to date circa late 1700's and subsequently converted into apartments in or around 1996. The apartment on offer, was purchased by its 'current owners some eleven years ago and has been well maintained offering a deceptively spacious one- bedroom apartment with high ceilings throughout and being ideally situated in the heart of the sought after and convenient town of Caerwys. The town offers a good range of shopping facilities along with two public houses, one with a popular restaurant, local primary school and a good bus link to the nearby towns of Denbigh, Holywell and Mold. The A55 expressway for commuters is within a short drive away making trips to Chester or the North Wales Coastline a breeze. The property would make an ideal first-time buyer or investment purchase.

\*\*\*The Agents Highly Recommend an Early Viewing to Appreciate\*\*\*

Personal front door opens into the entrance hall

### ENTRANCE HALLWAY

Having Minton tiled flooring, doors leading into lounge, kitchen and bedroom.

### LOUNGE/DINER 14' 1" x 19' 8" (4.29m x 5.99m)

Lovely bright good-sized room with feature wooden fireplace and high coved ceilings. Offers ample space for both relaxing and dining if required. Bay window to front with original wood panelling and pelmet. Dual aspect upvc windows and storage heaters.

### KITCHEN 9' 3" x 9' 2" (2.82m x 2.79m)

Kitchen fitted with a range of base cupboards and wall units with complementary work-surfaces with inset stainless-steel sink unit. Fitted breakfast bar with space for seating beneath, space and plumbing for washing machine and space for further white goods. Built in cooker with hob and extractor over.

### BEDROOM 15' 6" x 14' 3" (4.72m x 4.34m)

Bright spacious bedroom with a large upvc bay window allowing the natural light to flood the room, original wood panelling and pelmet. Fitted storage heater and door leading to ....





## INNER HALL

Having built-in airing cupboard housing the hot water cylinder, slatted shelving. Door to ...

## BATHROOM 10' 6" x 5' 3" (3.20m x 1.60m)

Fitted white bathroom suite. Comprising of panelled bath, low flush w.c., pedestal wash hand basin, vanity unit with storage cupboard beneath. Extractor fan, tiled walls and vinyl flooring.

## OUTSIDE

To the rear of the property will be found the communal sitting area ideal for relaxing and alfresco dining. The property also benefits from an allocated parking bay

## EPC RATING E

## COUNCIL TAX BAND B

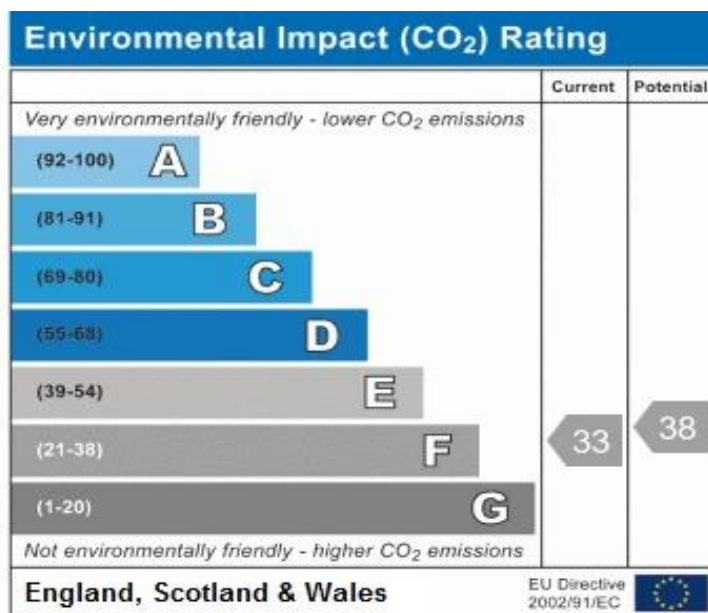
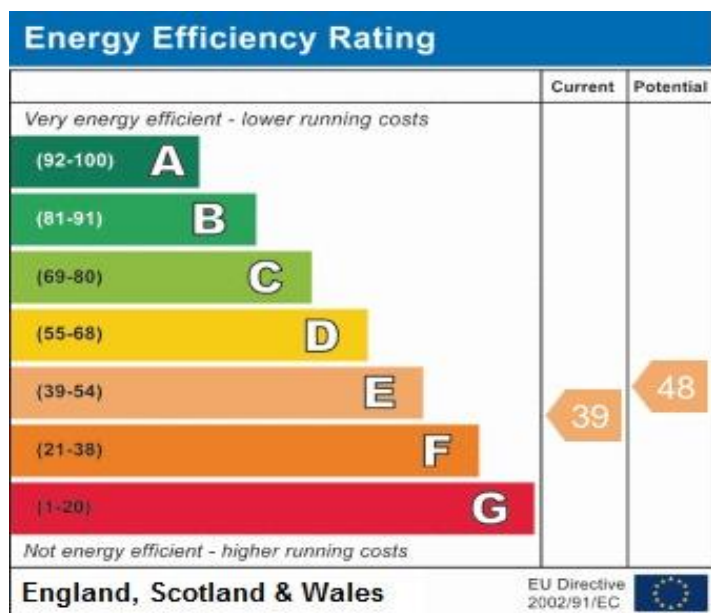
## VIEWING ARRANGEMENTS

Strictly by appointment only. Please call **01352 876262** or **07809 243 242**.





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**IMPORTANT:** We would like to inform prospective purchasers that these sale details have been prepared as a guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied on for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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