



# SASS & CO



**Detached Character Cottage**

**Three Bedrooms**

**Off Street Parking**

**Three Reception Rooms**

**Converted Garage**

**Rural Yet Convenient Location**



**Mill Terrace, Afonwen**

**£285,000**

## PROPERTY DESCRIPTION:

'With times very much a changing' - Sass & Co Independent are delighted to offer for sale, this character cottage. Beautifully nestled into the hillside and ideally situated for enjoying the outdoor life, that we are more than ever looking to enjoy. The property which is believed to date around the early to mid-1800's, provides a comfortable and versatile three bedroomed detached family home with enviable views and located just a short stroll from the River Wheeler, which rises on the east side of the Clwydian range. A good range of local facilities are available in the nearby town of Caerwys and for a wider variety, the market town of Mold and Denbigh are within a short drive away. The A55 expressway can be easily accessed and offers a good link to the major motorway networks for commuters and day trippers alike. In brief the property affords:- Entrance porch opening into dining/family room. Kitchen with utility and bathroom off. Lounge with multi-fuel burner and music room/study. To the first floor will be found two double and a single bedroom. Outside the wrap around gardens offer something for everyone whilst taking in the hillside backdrop. Parking is provided on the driveway which leads to the single bay garage.

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

Wooden door with inset glazed panel, opens into...

### ENTRANCE PORCH

Providing an ideal space for coat and shoe storage, tiled flooring and glazed panel inner door opens into...

### DINING/ FAMILY ROOM 19' 10" x 12' 2" (6.036m x 3.712m)

This lovely bright room is the 'hub of the home', located centrally and currently utilised as a dining room come family room. The stairs rise off to the first floor, doors lead off to both the kitchen and lounge. There is a UPVC window overlooking the front garden and a further to the rear and slate style tiling to the floor.

### KITCHEN/ BREAKFAST ROOM 12' 7" x 12' 3" (3.837m x 3.734m)

Country style kitchen - having fitted base units to one wall with complementary work-surfaces over, space for range-style cooker and ample space for a free-standing dresser (vendors own is not included in the sale), space for fridge-freezer. Twin UPVC windows overlook the front garden, vertical tall radiator, tiled floor, door off to bathroom.

### UTILITY AREA 6' 2" x 5' 0" (1.886m x 1.526m)

Having fitted base units with inset enamel sink over, work-surface with space and plumbing beneath for dishwasher and washing machine, fitted wall unit and shelving, tiled floor.



[www.sassandco.co.uk](http://www.sassandco.co.uk)

[info@sassandco.co.uk](mailto:info@sassandco.co.uk)

01352 87 62 62





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## **BATHROOM (GROUND FLOOR) 7' 11" x 6' 1" (2.425m x 1.856m)**

Recently installed traditional bathroom comprising: panelled bath with mixer tap and hand-held shower, additional fitted electric shower unit, rail and curtain over, pedestal wash hand basin, low flush W.C. tiled floor and part tiled walls, heated towel rail, UPVC window to rear elevation and part glazed UPVC door to rear courtyard

## **LOUNGE 11' 7" x 11' 6" (3.525m x 3.494m)**

Having feature fireplace with inset multi-fuel burner and wooden mantle over, twin UPVC doors opening onto the garden, UPVC window to the rear elevation providing scenic hillside views, fitted radiator, tiled flooring and door off to study/music room.

## **MUSIC ROOM/STUDY 14' 2" x 11' 6" (4.312m x 3.515m)**

Further good-sized reception room - currently utilised as a music room and study but could lend itself to an additional lounge or ground floor bedroom if required. Having UPVC window overlooking the front garden and fitted radiator.

## **FIRST FLOOR LANDING**

Accessed via a turned staircase from the dining room, tall UPVC window plus a smaller window provide a scenic hillside backdrop to look onto. Open balustrade to the galleried landing, There is a built-in airing/store cupboard, loft hatch access and doors off to bedrooms.

## **BEDROOM ONE 12' 9" x 12' 8" (3.879m x 3.855m)**

Double bedroom with twin UPVC windows overlooking the front garden, exposed floorboards, loft hatch access and fitted radiator

## **BEDROOM TWO 12' 5" x 10' 11" (3.776m x 3.339m)**

Further good-sized double bedroom - having dual aspect UPVC windows offering views across the garden as well as the scenic hillside beyond. Exposed floorboards, loft hatch access, fitted radiator and ample space for bedroom furniture.

## **BEDROOM THREE 9' 11" x 6' 9" (3.02m x 2.05m)**

Single bedroom making an ideal children's bedroom, nursery or a first floor study if required. Having fitted Velux window, exposed floorboards and built-in cupboard housing the hot water tank.

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## GARAGE

Having glazed panelled opening doors to the front and rear personal door to the rear. Currently set up to provide additional office space along with a storage area to the rear section.

## OUTSIDE

The gardens to the front have been principally laid to lawn with mature trees and shrubbery to the boundary providing a pleasant and peaceful space for family life. The perimeter pathways continue around the property and lead to a further patio area to the side where views of the neighbouring hillside can really be enjoyed. To the rear of the garage there is a flagged courtyard area providing an additional tranquil space to take in the scenery.

## EPC RATING

## COUNCIL TAX BAND F

## VIEWING ARRANGEMENTS

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



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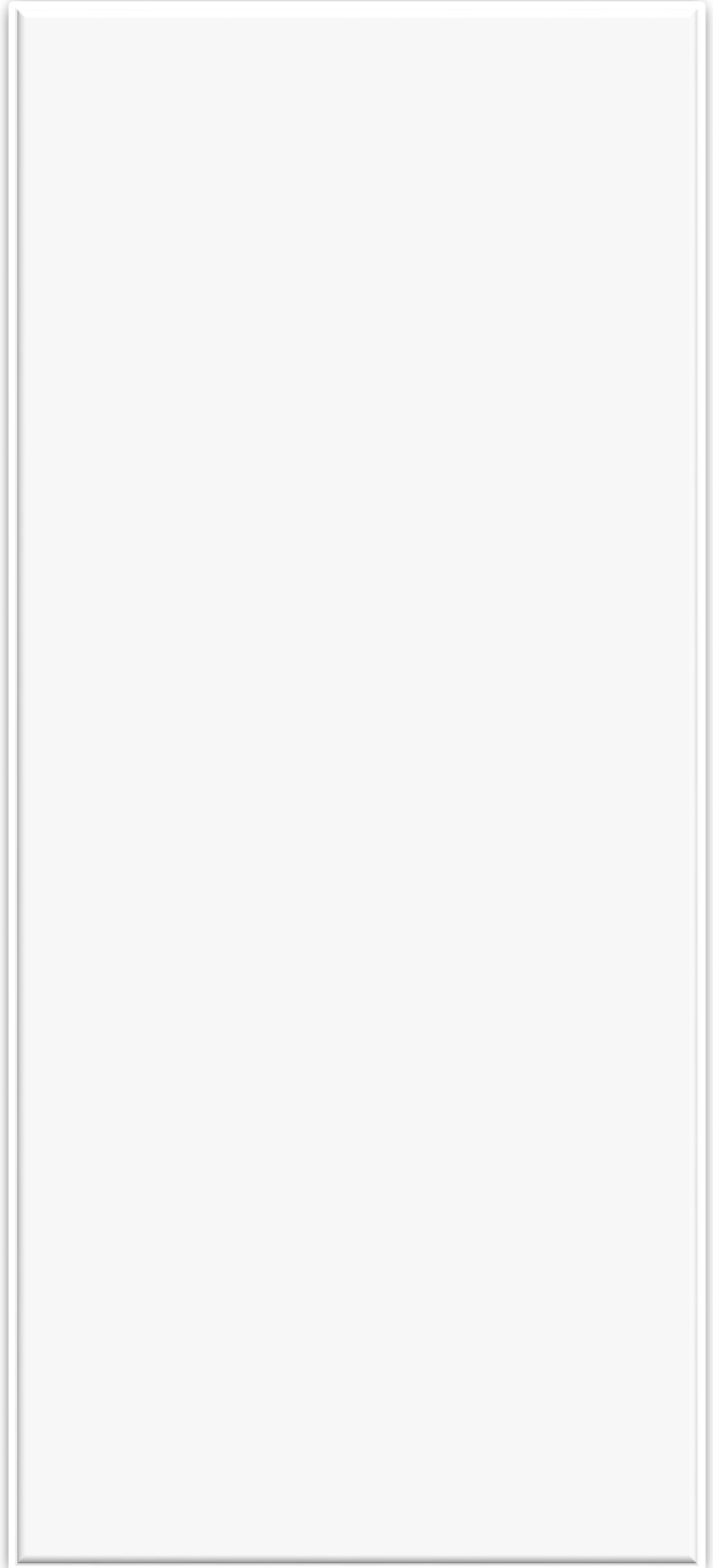
01352 87 62 62



Brick Kiln Bach, Pen-Y-Cefn,  
Caerwys, Flintshire, CH7 5BN  
Registered in England & Wales 2666218  
VAT Number 560 0356 73



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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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