



## Rocklands Holywell Road, Caerwys, Flintshire, CH7 5AR

**£289,000**

 3  1  2  F

**EPC - F38**

**Council Tax Band - D**

**Tenure - Freehold**



# Holywell Road, Caerwys

## 3 Bedrooms - Bungalow

**\*\* NO ONWARD CHAIN AND VACANT POSSESSION \*\*** A Detached bungalow in the sought after village of Caerwys and within easy access of the A55 expressway providing links over North Wales, Chester, Liverpool and Manchester. The property benefits from ample off street parking, large and small garage plus storage sheds and the accommodation offers two reception rooms, kitchen, utility, three bedrooms and bathroom. EPC rating 38F, Tenure - TBC, Council Tax Band - D



### Location

Rocklands is located on the Holywell Road in the highly sought after town of Caerwys, Flintshire.

Only two miles drive from the A55 and one mile from A541, the town location offers easy access for commuters to Liverpool, Manchester as well as Denbigh or Mold.

As one of the smallest towns in Wales, Caerwys is surrounded by beautiful countryside and with many old and historic buildings, including the impressive St. Michael's Church. The town is well served with shops, a pharmacy, pubs and cafes, and an art gallery on the outskirts of the town.

### Accommodation

Covered open porch leads to uPVC front door with double glazed double panel adjacent and opens into 99 square metres of accommodation;

### Reception Hall

With a bright L shaped hallway with doors leading off to all rooms, with radiator.

### Living Room

14'2" x 10'11" (4.34 x 3.34)

Located to the front of the property, the room offers dual aspect double glazed windows allowing plenty of natural light. With living flame gas fire with feature surround and two double panelled radiators.

### Dining Room

12'5" x 9'8" (3.80 x 2.95)

With double panelled radiator, storage cupboard with shelving and double glazed window to the side elevation.

### Kitchen

11'11" x 9'10" (3.64 x 3.0)

The kitchen offers a range of wall, drawer, base units and tall standing larder cupboard, with complimentary worktops over, with an inset one and half bowl sink and drainer with mixer tap. uPVC double glazed window overlooking the rear elevation and uPVC double glazed double doors leading onto the rear lawned garden and patio area.



### Utility Room

5'8" x 4'7" (1.75 x 1.40)

A handy additional area for boots and shoes, with additional work top space. Wall mounted Worcester central heating boiler, void and plumbing for a washing machine. uPVC double glazed window to the rear together with a uPVC double glazed door to the rear elevation.

### Bedroom 1

11'9" x 10'2" (3.60 x 3.10)

With radiator and double glazed window to the rear elevation.

### Bedroom 2

11'9" x 9'3" (3.60m x 2.83)

With radiator and double glazed window to the rear elevation.

### Bedroom 3

11'8" x 6'4" (3.58 x 1.94)

With radiator and double glazed window to the side elevation.

### Bathroom

7'2" x 5'4" (2.19 x 1.63)

With three piece suite including a low flush W.C, pedestal washbasin, panelled bath. With the addition of an overhead shower and wall attachments. Tiled walls and floor, with a double glazed frosted window to the rear.

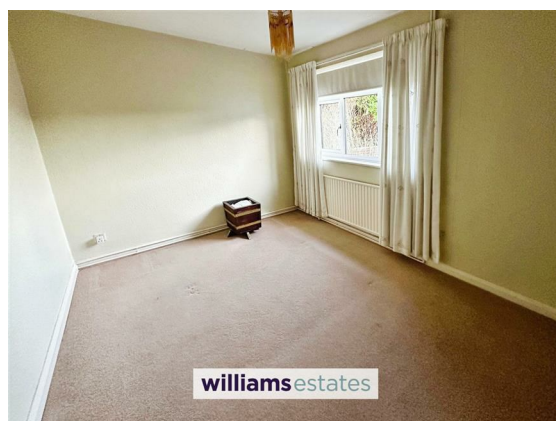
### Outside

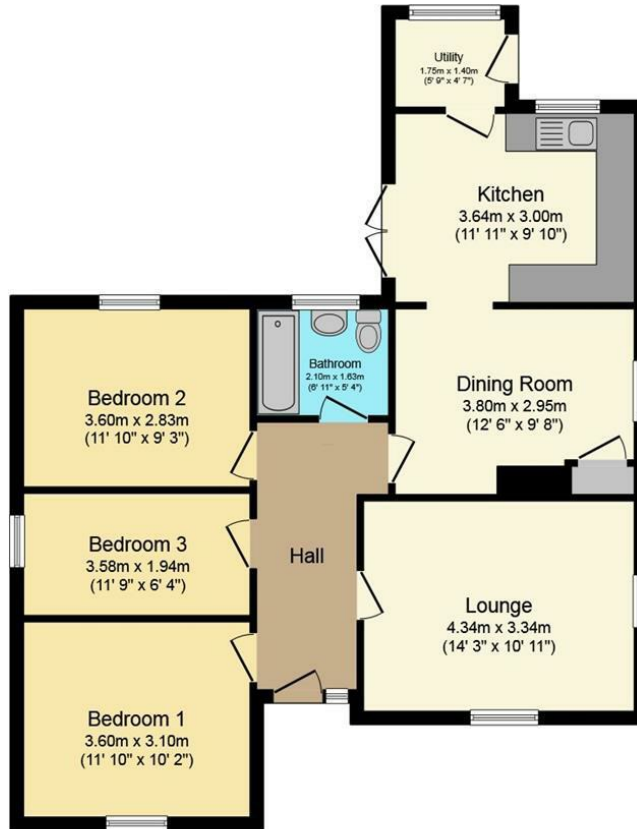
The property is approached by a wide and long tarmacadam driveway providing ample off street parking. The driveway leads to the rear with further vehicular parking and a large garage and additional smaller garage/storage facility and three small sheds.

To the front of the property offers lawned garden with decorative walling and patio area. The rear garden is laid to lawn with paved patio area for entertaining. The oil tank is located in this area.

### Directions

From the Agents Mold office proceed down Chester Street, at the Tesco roundabout take the 1st exit onto Lead Mills and at the McDonalds roundabout, take the 3rd exit onto A541 proceed for approximately 9 miles and turn left onto the B5122 and proceed up the hill entering into Caerwys, turn right into Holywell Road and the subject property will be found on the right hand side.





### Ground Floor

Total floor area 81.8 m<sup>2</sup> (881 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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