

# williams estates



## Doune Cottage Mynydd Llan, Babel, Holywell, CH8 8QD

**£485,000**

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**EPC - A93    Council Tax Band - F    Tenure - Freehold**

# Mynydd Llan, Holywell

## 3 Bedrooms - Bungalow

A well presented detached bungalow with three bedrooms and double garage, extensive gardens. Located in the popular area of Babell, this property is set on the doorstep of the Clwydian Hills and beautiful views of the area; in brief the property offers: reception hall, living room with multi-fuel burner, kitchen with integrated appliances, side porch, principle bedroom with fitted wardrobes and en suite, two further bedrooms and family bathroom. Double garage, ample parking and lawned gardens. With solar panels, log store, outhouse and fully insulated double skin wooden shed/workshop.

Tenure - Freehold, Council Tax - F, EPC - A 93

### Location

The property is located in a semi rural location within a short drive of Caerwys, the town provides a primary school, eateries, local shops and pubs. Whilst being in a semi rural the area has good access onto the A55 Expressway at the Caerwys Interchange enabling ease of access along the North Wales coast, to Chester and connecting to the motorway network beyond.

### Accommodation

Recessed UPVC double glazed panelled door to:

### Hallway

Leading into a good sized L shaped hallway with 'Karndean' wood effect flooring, two wall mounted radiators, spot lightings and doors leading off to all rooms.

### Store/ Utility

5'8" x 5'4"

With a fitted cupboard, wall mounted radiator, plumbing for washing machine and double glazed frosted window.

### Living Room

17'10" x 14'9"

A generous sized room with an imposing brick fireplace with tiled surround, hearth with 'Aarrow' multi-fuel stove. Dado rail and wall mounted radiator. A large UPVC double glazed patio door leading onto the rear patio, garden and onward views of the countryside.

### Kitchen

18x 11'2

With a comprehensive range of wall, drawer and base units with complimentary wood effect work surfaces with inset one and a half stainless steel sink with mixer tap. With tiled splashback, with a four-ring gas burner hob (LPG) with matching extractor hood over, electric Bosch oven, microwave oven, integral fridge and dishwasher. 'Karndean' wood grain effect flooring, dual aspect double glazed windows to the rear and side elevations. Part double glazed door to leading;

### Side Porch

7'7 x 3'2

With base unit and small worktop area with stainless steel sink with tiled splashback. Void for a fridge/freezer. With double glazed window and double glazed upvc door

### Bedroom One

18'0 x 9'10

A good sized bedroom with double glazed window overlooking the gardens, a full length fitted wardrobe to one wall with in-built chest of drawers. Coved ceiling and panelled radiator. Door leading into;

### Ensuite

9'6" x 4'3"

With a modern white suite comprising of a large shower enclosure with full length screen and overhead shower, vanity wash basin with mixer tap and low flush wc. Part-tiled walls and tiled flooring, chrome towel radiator and electric underfloor heating. With a double glazed frosted window.

### Bedroom Two

11'5" x 8'11"

With built in wardrobe with sliding doors, loft access and wall mounted radiator. Double glazed window to the rear elevation.

### Bedroom Three

9 x 9'1

With modern fitted wardrobe unit with sliding doors, wall mounted radiator and double glazed window.

### Family Bathroom

8'10" x 6'10"

Comprising of a four piece suite with a deep three quarter bath with wall mounted feature tap. A corner steam shower cubicle, vanity wash basin with mixer tap and low level flush wc. Part tiled walls with matching tiled flooring which hides the underfloor heating. With wall mounted chrome towel radiator, spot lighting, extractor fan and frosted double glazed window to the side.



## Outside

To the front of the property offers off-road parking for three cars and access to the double garage. There is a gravelled area to the side of the property providing additional parking as well as access to the front door. The large gravelled area is an ideal location to place a caravan/motorhome which can be accessed via double gates and also having external caravan/motorhome plug in point. There is also a plug in power point on the side of the shed. Outside security lights and gated access to the rear garden;

With a large rear garden which borders onto open farmland with far reaching views across to the countryside and farmland. A paved patio area offers a perfect spot to enjoy the views and countryside location. A block built garden store is a handy place for garden tools and is supplied with light and electricity, with a log store and oil tank located in the same area. A building at the end of the gravelled area is a purpose built which has been fully insulated double skin wooden shed/workshop. Outside lights and tap. The garden is fully enclosed with panelled fencing. The garden offers a mixture of seasonal borders and trees.

Please note that the property offers a solar system with battery storage and a wall mounted electric car charger in the garage. The solar system has been purchased by the current vendor and provides an input to the main grid. Further details can be obtained from the vendor on request.

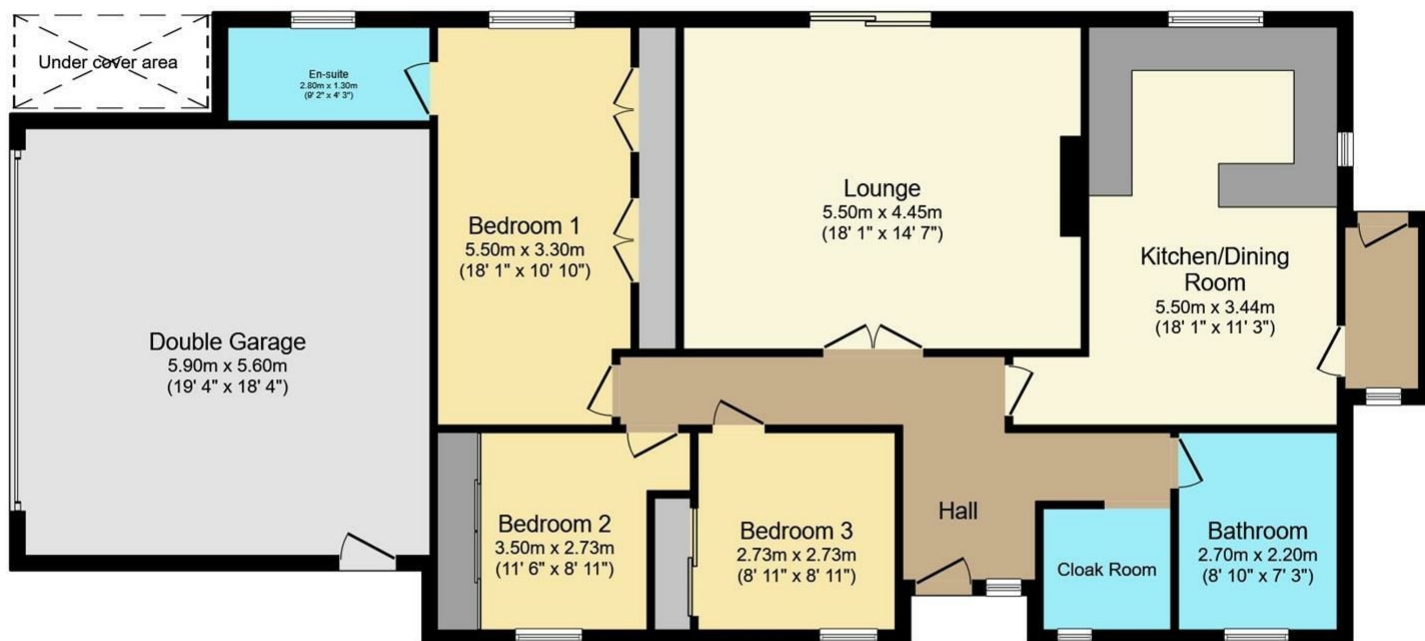
## Double Garage

With electric vehicle access door, pedestrian door, power and lighting. With oil fired combination boiler and fitted sink unit with running water.

## Directions

Directions - From the Agent's Mold Office proceed down Chester Street and at Tesco Roundabout take the first exit along Lead Mills, on reaching the roundabout take the second exit towards New Brighton and on reaching the lights turn left for Northop. Proceed through Northop village and join the A55 Expressway in the direction of the North Wales coast and continue for some seven miles until reaching the Caerwys and Prestatyn interchange. At the mini-roundabout take the third exit proceeding over the dual carriageway and at the next mini-roundabout take the third exit towards Holywell. Follow the road up the hill and take the first right turning for Gorsedd. Continue to the village centre at turn right opposite the Druids Inn, and follow this road over the A55 and for two miles until reaching the junction and turn right in the direction of Caerwys/Afonwen and after approximately 1.1 miles bear left sign posted for Mynydd Llan whereupon the property will be found after approximately 1/2 mile on the right hand side.





**Ground Floor**

Total floor area 142.4 m<sup>2</sup> (1,533 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>	<b>93</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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