



4 Water Street, Caerwys, Flintshire, CH7 5AX

£199,999



EPC - null Council Tax Band - C Tenure - Freehold

Water Street, Caerwys

2 Bedrooms - House - Terraced

A characterful two bedroom mid terrace property which is pleasantly situated within the historical town of Caerwys. The deceptive and well appointed accommodation comprises of; living room with open fireplace and feature log burner, newly installed kitchen with dining area and a multi fuel stove, first floor landing with two spacious bedrooms and a recently installed luxurious shower room. Externally the property offers a courtyard garden and a further garden with timber clad outbuilding. Caerwys offers a good range of day to day facilities and is conveniently located close to the A55 expressway which in turn connects with the national road networks. Viewing is recommended
Tenure- Freehold. EPC- TBC Council Tax Band-C



Description

Conveniently situated and offering spacious accommodation with the addition of an external timber outbuilding, and the added benefits of LPG gas central heating and uPVC double glazing throughout.

Accommodation

Composite entrance door opening into the living room;

Living Room

13'5" x 11'6" (4.11 x 3.53)

With uPVC glazed window to the front allowing natural light, high ceiling, double panel radiator, television point, stone out built chimney breast with solid oak beam housing cast iron range style log burner, slate tiled flooring, original latch door leading into the Kitchen/ Dining Room. Feature panelled wall and original deep skirting.

Kitchen/ Dining Room

14'3" x 13'5" (4.35 x 4.09)

Spacious room with original features and timber staircase rising to the first floor, with uPVC window to the rear elevation and composite door, feature dressed stone wall with integrated storage cupboards and shelving and slate tiled flooring.

The fitted kitchen has been well designed in keeping with the character of the property fitted with a range of wall and base and drawer units to include wood work surfaces over, and housing Belfast sink unit with mixer tap, integrated appliances to include slimline dishwasher and washing machine as well as an electric induction four ring hob with integrated extractor and double electric oven to include combination microwave, space for fridge freezer, splash back tiling and inset down lighting and radiator.

Landing

With original floor boards, period style latch doors leading off to the bedrooms and shower room and loft access.



Bedroom One

13'5" x 10'8" (4.11 x 3.26)

With uPVC double glazed window overlooking the front elevation, feature panelled wall, high ceiling, radiator and timber effect vinyl flooring.

Bedroom Two

8'4" x 8'0" (2.56 x 2.44)

With uPVC double glazed window looking the rear elevation, radiator, wood effect vinyl flooring and feature panelled walls with inbuilt storage shelving.

Shower Room

13'1", 137'9" x 6'5" at its widest. (4,42 x 1.97 at its widest.)

Recently updated to include a spacious shower room fitted with quality fixtures to include a walk in double shower with waterfall shower over and localised tiling, low level w.c, pedestal sink, double panelled radiator, down lights, vinyl tile wood effect flooring and in-built storage cupboards which provide hanging and shelving space as well as a in built vanity area with wooden countertops.

Timber Outbuilding

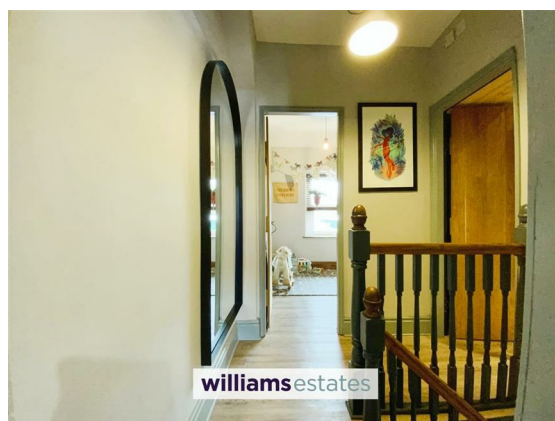
With timber stable door, spacious office/storage area with uPVC window to the front and side elevation, laminate flooring and timber door leading to an additional storage space.

Outside

To the front of the property is low level stone wall with brick pillar which leads to a paved enclosed garden. Directly to the rear of the property is a paved courtyard area with two timber gates which provide right of way over from the neighbouring property, there is also a brick built storage area which is timber clad which is currently being used as a log store, a communal pathway leads to another garden area which is mainly laid to lawn with gravel pathway, raised borders which are planted with mature shrubs, patio area pathway leading to a timber outbuilding.

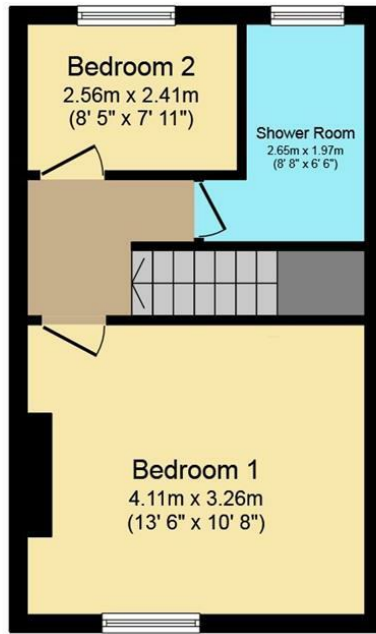
Directions

From the agents Mold office, proceed down Chester Street to the Tesco roundabout and take the 1st exit onto Lead Mills, at the 2nd roundabout take the 3rd exit onto Hall View, continue along the A541 for approximately 9 miles into the village of Afonwen, turn right onto B5122 and proceed up the hill into the Town of Caerwys. Proceed along South Street and Water Street will be found on the left hand side. The property will be marked with the agents for sale sign.

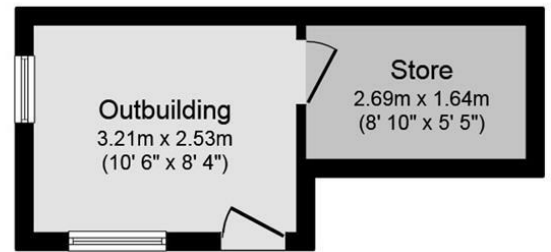




Ground Floor



First Floor



Outbuilding

Total floor area 71.7 m² (772 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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.