



**Whitehaven Water Street, Caerwys,  
Flintshire, CH7 5AT**

**£225,000**

 2  1  1  C

**EPC - C73**

**Council Tax Band -**

**Tenure - Freehold**

# Water Street, 2 Bedrooms - House

Traditional style stone end terrace property in the heart of Caerwys. Comprising of living room with fireplace, kitchen / dining room, two double bedrooms, bathroom and wc. The property is fully double glazing and has LPG gas central heating, lawned garden to rear with communal parking area with two allocated parking spaces. Located in a very popular town with plenty of local amenities. EPC Rating: 73 C.



## Location

Caerwys is a town in Flintshire and is mentioned in the Domesday Book as a small market town. It is just under two miles from the A55 North Wales Expressway and one mile from the A541 Mold-Denbigh Road, so easy access for commuters to up the North Wales coast and across to Chester, Liverpool and Manchester. Manchester and Liverpool Airport are a commutable distance too. The well-maintained church is dedicated to St. Michael, it has two parallel naves with a wealth of historical facts. The area is surrounded by countryside walks in areas of outstanding natural beauty and views across mountains and valleys. The centre of Caerwys has been designated a conservation area.

## Front Elevation

Small courtyard garden area which has been tarmaced, driveway and enclosed with a brick border and white picket fencing;

## Accommodation

Leading to the front of the property with a canopy pitched porch with double glazed upvc Door leading directly into;

## Living Room

18'6" x 12'4" (5.65 x 3.76)

A characterful room with out built fireplace with slate hearth. raised heath inset log burner with oak mantle, upcv double glazed window to the front elevation, stairs leading off to the upper floor and under stair cupboard. Panelled radiator, down lights and coving, timber glazed door leading into;

## Kitchen

12'3" x 12'3" (3.75 x 3.75)

With modern shaker style wall, drawer and base units with complimentary worktops over, with inset stainless one and half steel sink unit with mixer taps. A single oven, four ring gas hob and and under counter integrated electric oven, cooker extractor. Double glazed upvc windows and a part double glazed upvc door to the rear aspect. With vinyl flooring, wall mounted boiler, inset spot lights. The rooms provides ample space for a dining table and chairs.

## Stairs and Landing

Leading up the staircase to the upper floor and landing area which offers doors off to all rooms. Loft access and upvc double glazed window to the side elevation. Timber doors lead off to all rooms;



### Bedroom One

9'11" x 10'4" (3.03 x 3.16)

Upvc double glazed window to the rear elevation, single panelled radiator and built in over stair storage niche .

### Bedroom Two

12'3" x 7'10" (3.75 x 2.41)

Double bedroom with Upvc double glazed window to the front elevation and single panelled radiator.

### Bathroom

9'2" x 15'6" (2.80 x 4.74 )

Consists of a three piece bathroom suite; with low level WC, vanity style washbasin with mixer taps, panelled bath with mixer taps. Vinyl timber effect flooring, upvc obscure double glazed window, small inset shelving with timber sill. Chrome towel radiator, spot lights, extractor, part tiled walls

### Outside

An attractive cottage gardens with stone walling and timber fencing offering a private rear garden. Slate, gravel borders provide easy maintenance and the large patio sitting area is perfect for dining alfresco or enjoying the evening sun.

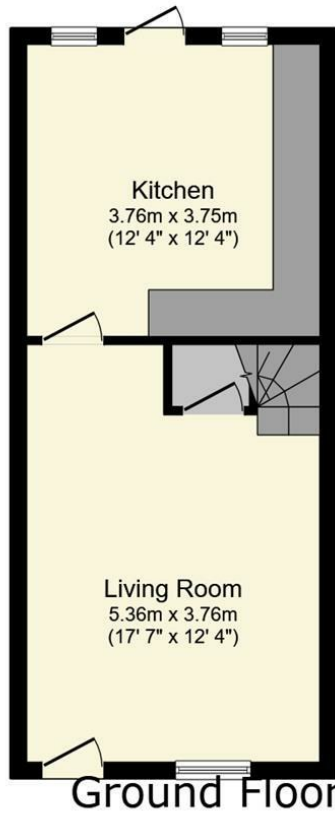
Large barked area which could be transformed into a vegetable, kitchen garden. With an additional timber decked area and timber shed, wooden arbour, security lighting, log store.

Leading onwards to the allocated parking area for two vehicles.

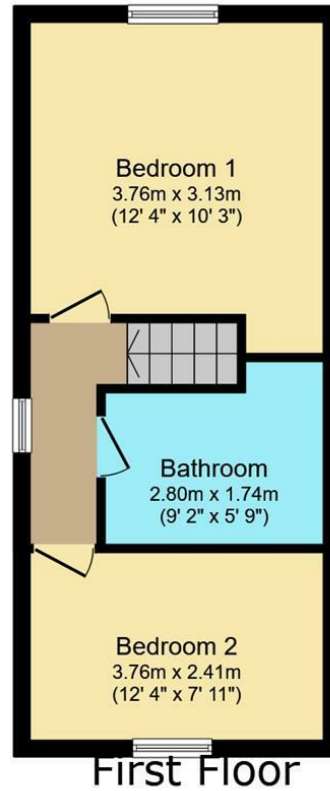
### Directions

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.





Floor area 34.4 m<sup>2</sup> (371 sq.ft.)



Floor area 34.6 m<sup>2</sup> (373 sq.ft.)

**TOTAL: 69.1 m<sup>2</sup> (744 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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.