



13 Mertyn Lane, Carmel, Flintshire, CH8 8QN

£199,995

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EPC - D65

Council Tax Band - D

Tenure - Freehold

Mertyn Lane, Carmel

3 Bedrooms - House - Semi-Detached

CHAIN FREE- A recently modernised period three bedroom semi-detached house situated in Carmel close to Holywell. Carmel offers a local convenience store, petrol station, church, village hall and primary school and within easy access to Holywell and commuter links. With a spacious and well appointed kitchen, modern family bathroom and spacious living accommodation with good size bedrooms, this property is a must see. CHAIN FREE, EPC-D-65 Council Tax Band - D Tenure - Freehold



Location

Carmel is a small village located just outside Holywell which is known for St Winefride's Well, a holy well surrounded by a chapel. It has been a site of Christian pilgrimage and the well is one of the Seven Wonders of Wales and the town bills itself as The Lourdes of Wales. Carmel village offers a primary school, a village hall, a church and chapel, there is also a petrol garage and convenience store for the daily essentials. Carmel is within a short drive of Holywell and within easy access of the A55 Expressway.

The neighbouring town provides a range of amenities serving daily needs, schools for all ages and leisure facilities. The City of Chester is approximately 24 miles and both Liverpool and Manchester International airports are within an hours drive.

A particular feature of this property is the front views over surrounding farmland.

Accommodation

Panelled uPVC front door leading into the entrance hall.

Kitchen/Diner

19'6" x 10'5" (5.94 x 3.18 (5.952 x 3.177))
With laminate flooring, uPVC double glazed window to the side and rear elevation. Recently installed modern kitchen with electric oven, electric hobs with extractor over, Integrated washing machine, dryer and dishwasher, stainless steel sink with mixer tap over, part tiled splash back.

Lounge

11'10" x 10'8" (3.61 x 3.25 (3.613 x 3.246))
uPVC double glazed windows to the front elevation, carpeted flooring with single panelled radiator.

Family Bathroom

6'1" x 5'3" (1.85 x 1.60 (1.859 x 1.605))
Recently fitted 3 piece suite, laminate flooring, vanity sink, panelled bath with mixer shower over. Panelled radiator and extractor.



Bedroom One

10'6" x 10'9" (3.20 x 3.28 (3.199 x 3.284))

Carpeted flooring, uPVC double glazed window to the front elevation with single panelled radiator.

Bedroom Two

9'0" x 8'5" (2.74 x 2.57 (2.749 x 2.553))

uPVC double glazed windows to the rear elevation with single panelled radiator.

Bedroom Three

7'9" x 6'11" (2.36 x 2.11 (2.367 x 2.114))

Space for single bed, uPVC double glazed windows to the rear elevation. single panelled radiator.

First Floor Landing

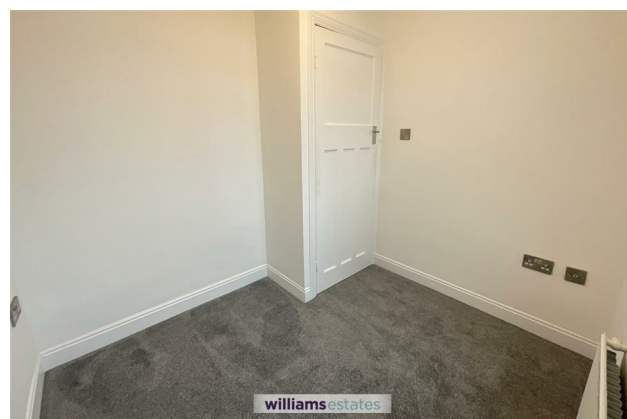
10'4" x 5'10" (3.15 x 1.78 (3.137 x 1.784))

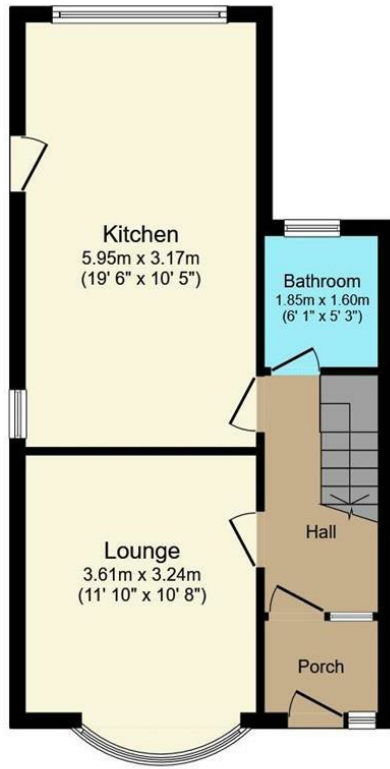
Outside

Good family size garden, bound by timber fencing, concrete pathway with views to the rear.

Directions

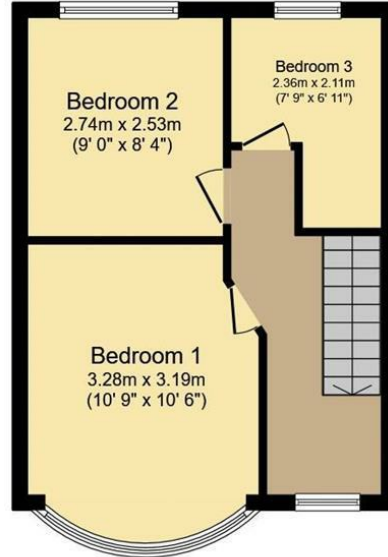
Turn right out of the Mold office, take the first exit at the roundabout, continue then take the third exit on the roundabout then continue onto KING STREET, as you come to the traffic lights, take the left onto MAIN ROAD, continue down to the roundabout which is just past the cricket club, take the first exit onto the A55 and continue until you reach the exit for Treffynnon Holywell A 5026. Continue onto Halkyn Road until you see sign posted on your right (Mertyn Lane) as you turn in, follow the road around and it will be your 5th house on the left.





Ground Floor

Floor area 43.6 sq.m. (470 sq.ft.) approx



First Floor

Floor area 34.5 sq.m. (371 sq.ft.) approx

Total floor area 78.1 sq.m. (841 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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.