williamsestates







Garneddwen Fawr Garneddwen, Lixwm, Holywell, Flintshire, CH8 8JS

£450,000



Garneddwen, Holywell 4 Bedrooms - House - Detached

Williams Estates are delighted to offer this lovely large detached period property of significant historical interest. The Farmhouse offers four bedrooms and is in need if full renovation. Small hayloft within the garden.

The two barns adjacent are not included in the sale.







Accommodation

Access via a front porch with tiled floor, lighting and doors off.

Entrance Hall

With stairs off and radiator.

Living Room

17'0" x 14'5" maximum (5.2 x 4.4 maximum) With radiator, uPVC window to the front elevation and uPVC window to the rear and inglenook fire place.

Kitchen

17'0" x 6'2" (5.2 x 1.9)

With timber glazed window and door to the rear elevation.

Sittina Room

12'1" x 17'8" (3.7 x 5.4)

With uPVC window to front elevation and timber glazed window to the rear elevation, fire place, radiator.

Stairs/Landing

From the Entrance Hall stairs lead to the landing with lighting and power points.

Bedroom 1

13'5" x 13'9" (4.1 x 4.2)

With uPVC window to the front elevation and timber window to the rear and radiator.

Bedroom 2

19'4" x 8'6" (5.9 x 2.6)

With radiator, singular power point, exposed beams, uPVC window to the front elevation and timber window to the side elevation

Bedroom

13'9" x 13'5" (4.2 x 4.1)

With two windows, radiator, lighting, power points and consumer unit.

Bedroom 3

16'4" x 8'10" (5.0 x 2.7)

With exposed beams, hand wash basin, radiator and window to the front elevation.

Bedroom 5/Study

6'10" x 9'2" (2.1 x 2.8) With window to the front elevation

Bathrooom

7'10" x 6'10" (2.4 x 2.1) With W.C, hand washbasin and radiator.

Bathroom

10'2" x 3'7" (3.1 x 1.1)

With hand wash basin, bath, W.C, tiled flooring, radiator, lighting and frosted window.

Bakery

13'5" x 14'5" (4.1 x 4.4) With original bread oven and power points

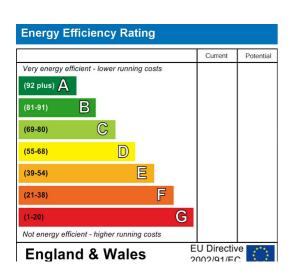
Granary, above the kichen 19'4" maximum x 17'0" maximum (5.9 maximum x 5.2 maximum) With lighting and storage heater.













Call us on 01352 372111

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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.