



**9 Maes Y Dre, Holywell Road, Caerwys,
CH7 5AS**

£245,000

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EPC - F30

Council Tax Band -

Tenure - Freehold

Maes Y Dre, Holywell Road, Caerwys

3 Bedrooms - House - Semi-Detached

A Three bedroom semi detached family home with lawned gardens to the front and rear. Comprising a well presented kitchen and bathroom and a very spacious living room. The property benefits from air source heating and double glazing throughout.

EPC Rating: F30, Tenure: Freehold, Council Tax Band: C



Accommodation

A composite double glazed front door with double glazed panel adjacent, leading into:

Entrance Hallway

Tiled flooring, and stairs leading off.

Kitchen

15'8" x 9'10" (4.80 x 3.00)

Worktops, drawers and base units beneath with wall units over, space for cooker, plumbing for washing machine, stainless steel single drainage sink, space for tall standing fridge freezer, large radiator, under-stairs storage cupboard, cupboard for hot water cylinder system, UPVC double glazed double doors leading to the rear decking area.



Cloakroom

Low flush W/C, wash basin, UPVC double glazed window to the rear elevation.

Living Room

15'8" x 13'1" (4.80 x 4.00)

UPVC double glazed bay window to the front, radiator, lighting, power-points.

First Floor Landing

Radiator, Linen cupboard, UPVC double glazed window to the rear.

Bedroom One

14'4" x 9'3" (4.37 x 2.84)

Radiator, double glazed window to the front.

Bedroom Two

13'1" x 8'3" (4.00 x 2.53)

Radiator, Double glazed window to the front.

Bedroom Three

9'10" x 6'11" (3.00 x 2.13)

Radiator, double glazed window to the rear.



Bathroom

6'4" x 6'0" (1.95 x 1.84)

Bathtub with electric shower over, wash basin, W/C.

Outside

The outside begins with a garden area to the front of the property, a lawned rear garden with a covered wooden decking area perfect for alfresco dining. The rear garden is also bounded by timber fencing and concrete posts.

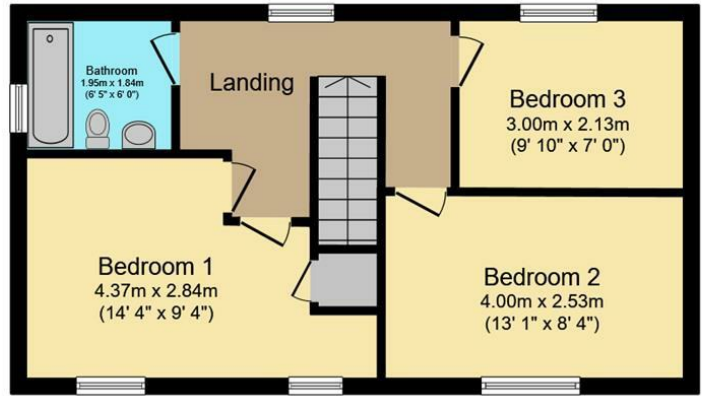
Directions

Start on Chester Street (A5119): Head northeast on Chester Street toward High Street. Continue to follow A5119. Turn onto Mold Bypass (A494): At the roundabout, take the 2nd exit onto Mold Bypass/A494. Continue on A494: Stay on A494, following signs for Ruthin/Buckley/Queensferry. Exit onto A55 toward Conwy/St. Asaph: Merge onto A55 North Wales Expressway toward Conwy/St. Asaph. Take the exit toward Caerwys (A5151): Take the exit toward Caerwys (A5151). At the roundabout, take the 1st exit onto Caerwys Road/A5151. Continue on A5151: Continue to follow A5151. Turn right onto Holywell Road. Turn onto Maes y Dre: Turn left onto Maes y Dre. 9 Maes y Dre will be on your left.





Ground Floor
Floor area 42.9 m² (462 sq.ft.)



First Floor
Floor area 42.3 m² (455 sq.ft.)

TOTAL: 85.2 m² (917 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	30	
(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.