



**2 Mount Carmel Carmel Road, Carmel,
Holywell, Flintshire, CH8 8QR**

£110,000

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EPC - D68 Council Tax Band - B Tenure - Freehold

Carmel Road, Holywell

2 Bedrooms - House

Fantastic investment opportunity! - This two bedroom terrace house is in need of a full renovation, ready to put your stamp on it. Ready with no onward chain, this would be perfect for first time buyers or investors. Briefly comprises of living room, dining room, kitchen, bathroom and two bedrooms. Located in the quiet peaceful village of Carmel, with the A55 just a short distance away. The market town of Holywell is only 1 mile away which benefits from plenty of shops, two supermarkets, schools for all ages, leisure facilities, doctors and pharmacies.

EPC Rating: 68D Tenure: Freehold Council Tax Band: B



Accommodation

Via a uPVC door

Hallway

Having stairs leading to the first floor and a door leading to the:

Living Room

13'9" x 10'5" (4.2 x 3.2)

Having lighting, power points, radiator and a window to the front elevation.

Dining Room

10'9" x 9'10" (3.3 x 3)

Having lighting, power points, radiator and a window to the rear elevation.

Kitchen

6'10" x 10'9" (2.1 x 3.3)

Comprising of wall, drawer and base units with worktop over, stainless steel sink with tap over, lighting and a window to the side elevation.

Bathroom

6'6" x 6'6" (2 x 2)

Comprising of hand wash basin, panelled bath, W.C., lighting, radiator and an obscure window to the rear elevation.

Rear Porch

With a uPVC door leading to the rear garden.

Landing

Having lighting, storage cupboard housing the water tank and doors off.

Bedroom One

13'5" x 11'5" (4.1 x 3.5)

Having lighting, power points, radiator, fireplace, boiler and a window to the front elevation.

Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

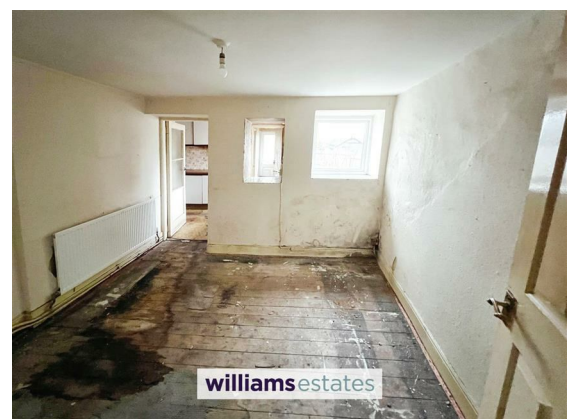
Having lighting, power points, radiator and a window to the rear elevation.

Outside



To the front, the property is approached via a concrete path, with a small garden of mature shrubs.

To the rear, the garden is bound by fencing, has a brick built out house, a stone wall and is mainly laid to lawn. There are lovely surrounding views from outside of the property.

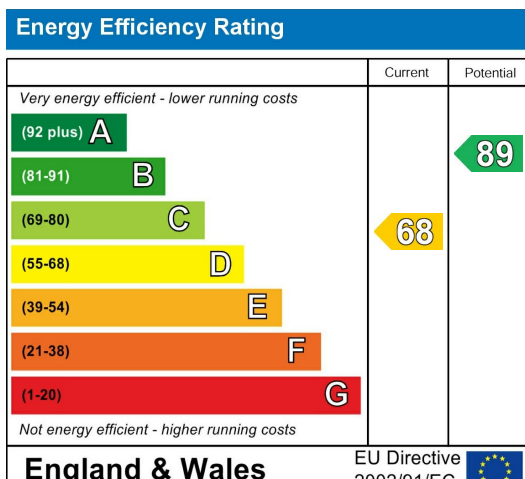




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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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