

The Mount Rhewl, Flintshire, CH8 9QF

£300,000

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EPC - E50 Council Tax Band - E Tenure - Freehold

, Rhewl

3 Bedrooms - House - Detached

This good sized three bedroom family home is situated on a desirable corner plot, offering plenty of potential for improvement. With two driveways and off-road parking, it provides convenience for multiple vehicles. The property boasts lovely sea views, enhancing its appeal. Additionally, its just a short drive to local amenities, making it a perfect choice for family living.



Accommodation

Via a uPVC double glazed decorative door leading into:-

Entrance Porch

4'9" x 4'7" (1.45m x 1.41m)

Having lighting, uPVC double glazing and a timber obscure glazed door leading into:-

Living Room

12'5" x 10'7" (3.79m x 3.23m)

Having lighting, power points, radiator, electric fire with a complementary surround and hearth, uPVC double glazed window onto the front and a door off into:-

Dining Room

13'4" x 12'2" (4.07m x 3.71m)

Having lighting, power points, radiator, open fire place with complementary surround and hearth, stairs to the first floor, sliding patio door giving access to the rear and a timber door off leading into:-

Second Dining Room

12'4" x 12'1" (3.77m x 3.70m)

Having lighting, power points, radiator, uPVC double glazed window to the side elevation, door off and an arch way with exposed brick leading into:-

Second Living Room

12'4" x 10'11" (3.76m x 3.34m)

Having lighting, power points, radiator, TV aerial point, double glazed window to the side and front, multi-fuel burner with complementary surround and hearth with timber mantle.

Utility

5'5" x 5'2" (1.67m x 1.59m)

Housing the boiler and electrics, uPVC double glazed obscure window to the side, lighting and door off leading into:-



Kitchen

11'5" x 10'6" (3.48m x 3.22m)

Comprising of base units with complementary work top over, wall units, integrated oven with four ring hob above, stainless steel extractor fan, stainless steel sink with stainless steel mixer tap over, lighting, power points, partially tiled walls, double glazed uPVC window onto the rear, radiator, uPVC double glazed obscure door giving access to the rear and another door off leading into another:-

Utility

Having lighting, power points, plumbing for a washing machine and a door off into:-

Downstairs Shower Room

6'5" x 5'6" (1.98m x 1.68m)

Having wet room flooring a wall mounted shower head, low flush W.C., vanity hand wash basin with taps over, fully tiled walls, extractor fan, radiator, lighting and a uPVC double glazed window onto the rear elevation.

Stairs to the First Floor

Having a uPVC double glazed window to the side, loft access hatch, radiator, uPVC double glazed window onto the rear, lighting and doors off.

Bedroom One

12'2" x 10'7" (3.73m x 3.23m)

Having lighting, power points, radiator, and a uPVC double glazed window onto the front.

Bedroom Two

13'5" x 12'5" (4.09m x 3.80m)

Having lighting, power points, radiator, telephone point and a uPVC double glazed window onto the front elevation.

Bedroom Three

13'3" x 12'4" (4.04m x 3.78m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear.

Bathroom

9'9" x 8'3" (2.99m x 2.53m)

Having a low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over, lighting, shaver port, radiator, storage cupboard, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

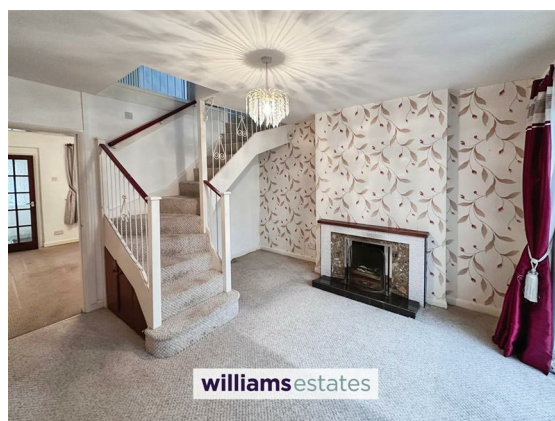
Garage

19'2" x 14'3" (5.85m x 4.35m)

Having personal door to side and an up and over door to the front and being a great space for storage.

Outside

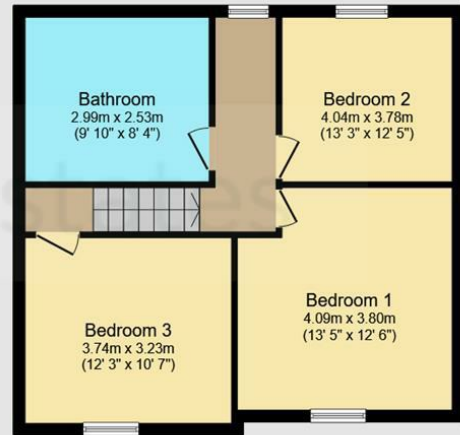
The garden features two driveways providing ample car space, making parking a breeze. It includes a laid to lawn area, complimented by various bushes and shrubs that add greenery charm. Additionally, theres a garage for extra storage and sheltered carport for protection from the elements. A slabbed area offers a perfect spot for outdoor seating or entertainment.





Ground Floor

Floor area 79.0 m² (850 sq.ft.)



First Floor

Floor area 55.0 m² (592 sq.ft.)

TOTAL: 134.0 m² (1,443 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	
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.

