



## Water Street, Mold CH7 5AX

**£199,000**

Monopoly Buy Sell Rent is pleased to offer for sale this beautifully presented two-bedroom characterful property situated in the sought-after village of Caerwys, within a short walking distance of all local amenities with bus stops and good road links- the A55 expressway is under two minutes' drive away. This characterful cottage has been lovingly and sympathetically modernised retaining all its traditional charm and comprises a welcoming lounge with a cosy fireplace, a modern and well-equipped kitchen diner, two bedrooms, and a contemporary first floor shower room. Externally the property benefits from a backyard with a brick-built outhouse and a further good-sized private, low maintenance rear garden with patio area and garden room with on-road parking available outside the property. A perfect new home all ready to move into and enjoy!

- Two Bedroom Characterful Property
- Sought-After Village Location
- Modern & Well-Equipped Kitchen Diner
- Private Rear Garden, Patio & Garden Rm
- Freehold Property
- Lovingly & Sympathetically Modernised
- Welcoming Lounge with Cosy Fireplace
- Contemporary Shower Room
- Two Minutes Drive to A55 Expressway
- Council Tax Band C



## Lounge

A good-sized lounge with a central stone-built fireplace having a solid oak beam housing a cast iron range style log burner, with slate tiled flooring, uPVC double glazed window overlooking the front of the property, original latch door leading into the kitchen diner with wall panelling and original deep skirting.

## Kitchen Diner

A spacious room enjoying the original stone chimney breast housing a built-in storage cupboard and fitted with a range of modern wall, base and drawer units with a central butchers block, wooden worktops, Belfast sink and mixer tap, tiled splashbacks, a double electric oven with combination microwave, an induction hob with extractor fan above, integrated slimline dishwasher and washing machine and space for fridge freezer. Slate tiled flooring, a charming Victorian style pulley clothes dryer, inset lights, vertical radiator, space for dining table, a uPVC double glazed window with sill overlooks the rear of the property and a composite external door opens out to the rear yard.

## Landing

The stripped wooden staircase leads you up to the 'L' shaped landing with a step up into the bedrooms having period style latch doors and loft access.

## Master Bedroom

A generous double bedroom with wood effect vinyl flooring having a feature panelled wall, high ceiling, radiator and a uPVC double glazed window overlooking the front of the property.

## Bedroom Two

A single bedroom fitted with storage shelving having wood effect vinyl flooring, feature panelled walls, and a uPVC double glazed window overlooking the rear of the property.

## Shower Room

A modern fitted shower room comprising a large walk-in shower having a waterfall shower head and tiled surround, low flush WC, and a pedestal sink. Bespoke fitted storage cupboards with rails and shelving provide plenty of storage spaces, and a useful built-in vanity area with worktop, cupboards and wall mounted mirror having wood effect vinyl flooring, radiator, inset lights and a privacy window overlooking the rear.

## Front Garden

To the front of the property is a stone wall with a brick pillar and a paved front garden. Spaces for on street parking.

## Courtyard

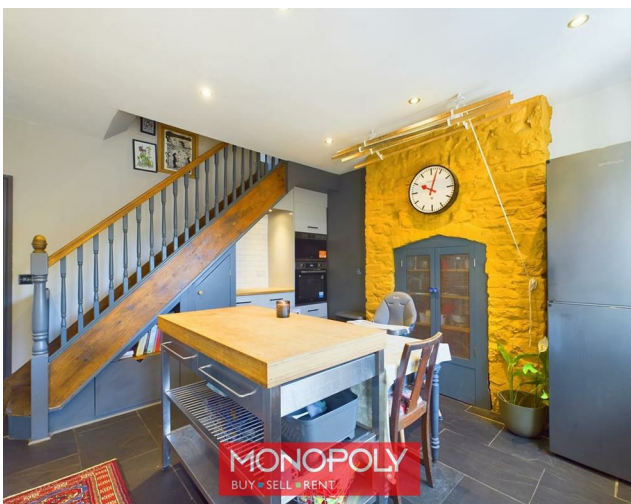
Directly to the rear of the property is a paved courtyard with two timber gates providing right of way over neighbouring properties with a brick-built outbuilding currently used as a log store.

## Rear Garden

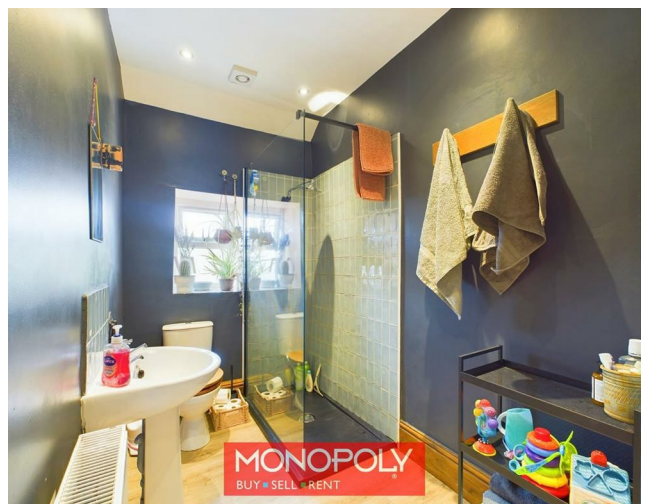
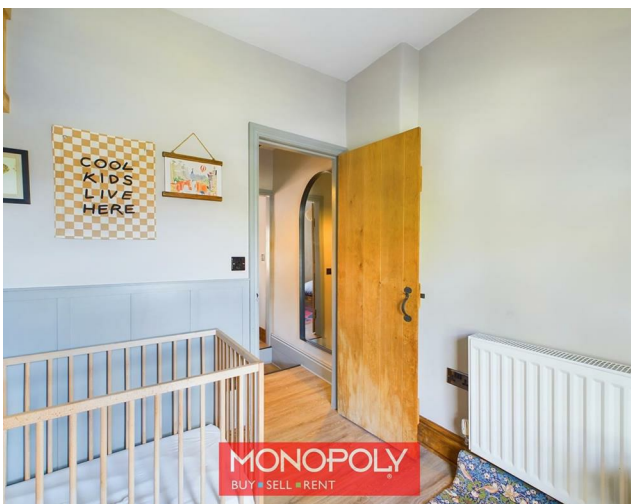
Through the gate on the right-hand side of the courtyard is a communal pathway that leads up to the private and enclosed rear garden. This good sized and well-kept rear garden is mainly laid to lawn with a paved patio area having raised cottage style borders with a gravel pathway leading you up to the timber built garden room with currently used as a gym and storage shed.



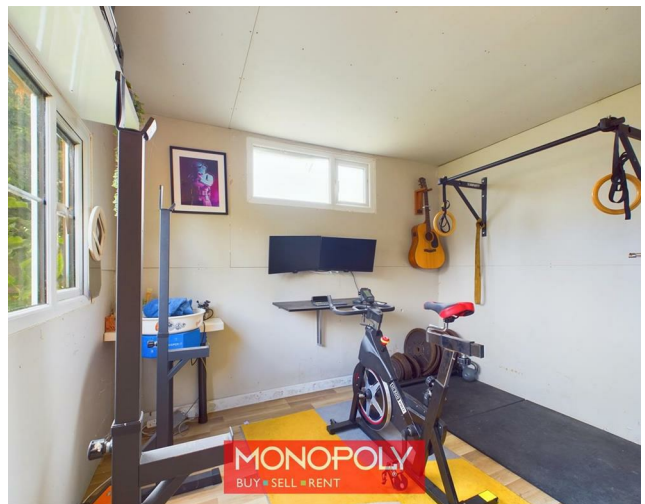
















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(54-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

