



## Holly Cottage 4 Bryn Llwyd

Caerwys, Mold, CH7 5FE

£320,000





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## Property Description

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this charming character property located in the sought after town of Caerwys. The property has been tastefully improved to an exceptional standard by the current owners making it 'Move In' ready. Internal views comes highly recommended to fully appreciate what this property has to offer.

The ground floor accommodation has been cleverly planned and comprises of an Entrance Hall with built in storage cupboards, Cloakroom/W.C. and an open plan Living/Dining Room/Kitchen that comes complete with a range of integrated appliances and Bi-fold doors leading out to the garden. To the First Floor you will find a generous landing area, Three Bedrooms, master having En-Suite facilities and a three piece Family Bathroom. Externally there is an enclosed garden designed with low maintenance in mind and incorporating a useful summer house with power and light. The property also benefits from central heating, double glazing, solar panels and an electric vehicle charging point.

Located within the beautiful town of Caerwys, which offers a range of local amenities, shops and access to the A55 expressway for travel to Chester, Merseyside, Manchester, and North Wales. Caerwys sits to the north of Moel y Parc, a hill in the Clwydian Range and part of the Clwyd Hills Area of Outstanding Natural Beauty. There are many walks criss-crossing the landscape in this beautiful area of Flintshire and both the Clwydian Way and the Offa's Dyke Path pass within 2 miles of Caerwys.

## ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

A composite door with frosted inset leads into:

### Entrance Hall

With turned staircase leading to the first floor accommodation, storage cupboard beneath, cupboard housing hot water system, decorative tiled flooring and double glazed window to the front elevation.

Oak door lead into cloakroom/W.C and living accommodation.

### Cloakroom/W.C

Fitted with a modern white suite comprising low level flush w.c. and wash hand basin with splash back tiling. Decorative tiled flooring, single panel radiator and frosted double glazed window to the side elevation.

## OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Contemporary space perfect for relaxing, dining and entertaining.

### Lounge Area

16'8" x 10'3" (5.09 x 3.13)

Double glazed Bi-fold doors allow ample light into this room and look out onto the rear garden. Having t.v. aerial point, wood effect laminate flooring, single panel radiator and two double glazed windows to the rear elevation.

### Kitchen/Dining Area

18'11" x 16'6" (n/t 7'7") (5.77 x 5.05 (n/t 2.33))

Fitted with an ample range of wall, base and drawer units, complimentary wood block work surfaces, one and a half sink bowl unit with drainer and mixer tap, splashback wall tiling, integral appliances to include four ring electric hob with extractor hood over, eye level double oven, fridge, freezer, dishwasher and washing machine. Recessed ceiling spotlights, wood effect laminate flooring with tiled inset to the dining area, double panel radiator and double glazed window to the side elevation.

## STAIRS FROM HALLWAY LEAD TO:

### Landing

A generous space enough to accommodate free standing storage units, decorative wall panelling, two velux skylights and a double panel radiator.

Access to all bedrooms and family bathroom.

### Bedroom One

11'1" x 10'1" (3.38 x 3.09)

Deep sill window to the rear elevation, velux sky light, feature wall with decorative panelling and double panel radiator.

Door leading into:

### En Suite

5'10" x 4'8" (1.79 x 1.43)

Fitted with a modern three piece suite to include corner shower unit with mains powered shower, pedestal wash hand basin and low level flush w.c. Partial wall tiling, tiled flooring, shaver point, double panel radiator and velux sky light.

### Bedroom Two

10'0" x 9'4" (3.05 x 2.86)

Feature panelled wall, double panel radiator and double glazed window to the front elevation.

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### Bedroom Three

12'9" x 6'5" (3.9 x 1.97)

Having velux sky light and double panel radiator.

### Family Bathroom

5'10" x 5'6" (1.78 x 1.7)

Fitted with a modern white suite comprising panelled bath with wall mounted shower over and glazed shower screen, wash hand basin set in vanity unit and concealed cistern w.c. Partial wall tiling, tiled flooring, heated chrome towel rail and velux sky light.

### OUTSIDE

The property is approached by a pathway leading to the front entrance. A wooden gate gives access to the enclosed garden that has been designed with low maintenance in mind and laid to stone paving. The garden is bound by wood panelled fencing and benefits from a useful summer house with power and light. There is the benefit of an electric vehicle charging point, outdoor power and water point.

### EPC Rating - D

### Council Tax - Band E

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Do You Have A Property To Sell

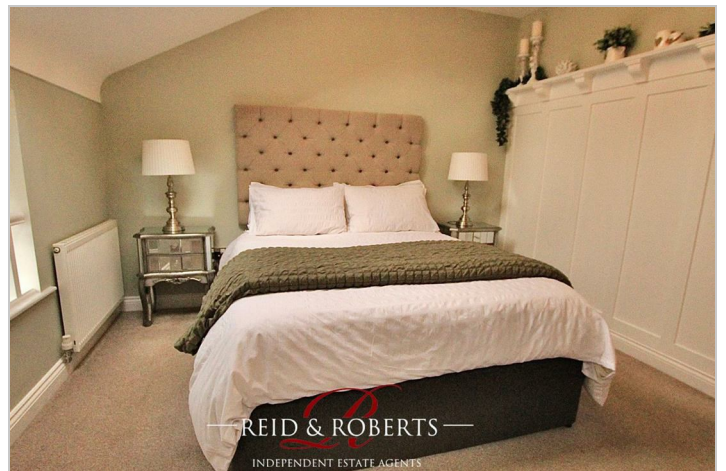
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for a member of our Sales Team to visit your property to give you an up to date market valuation free of charge with no obligation.

### Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK





## Road Map



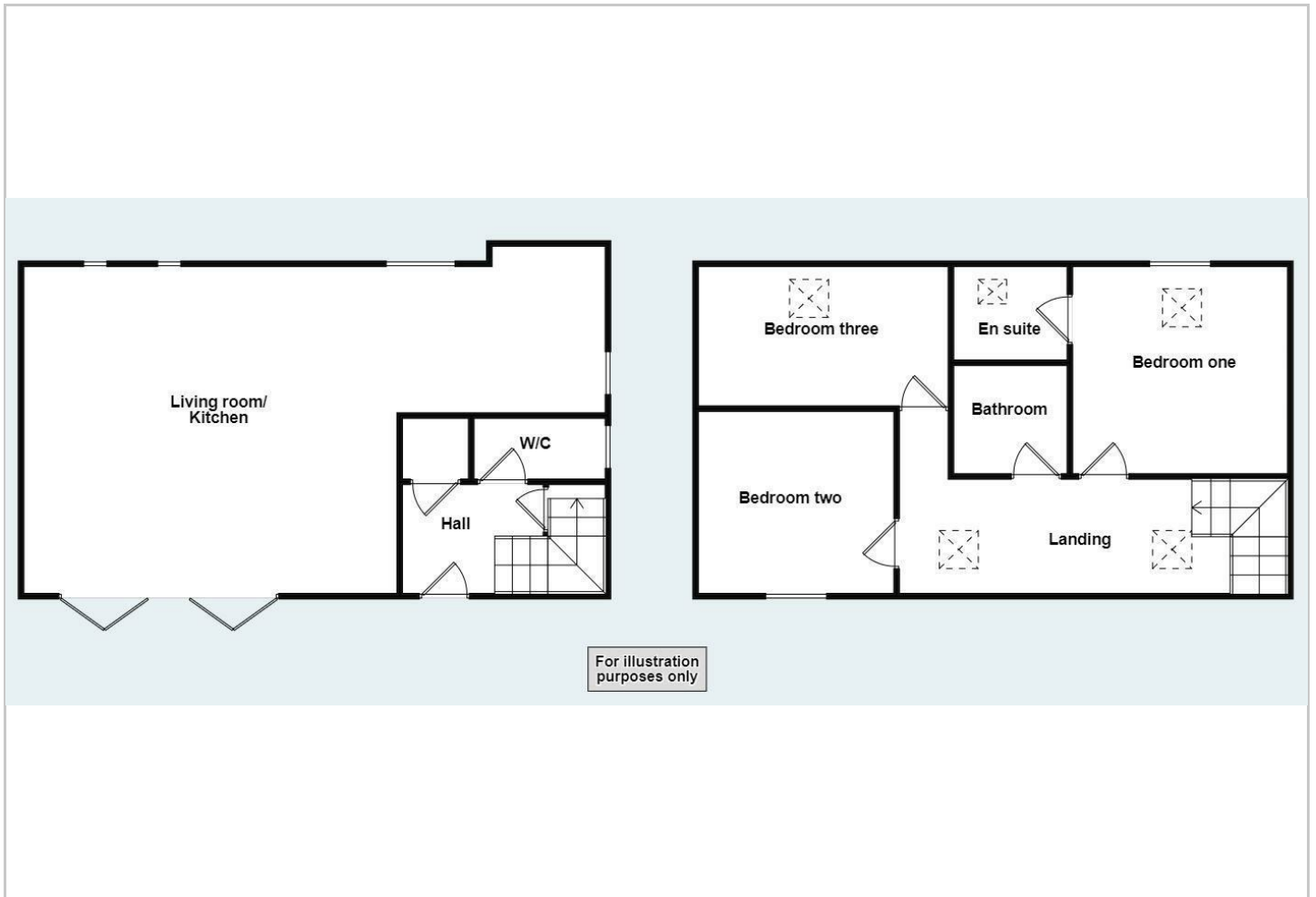
## Hybrid Map



## Terrain Map



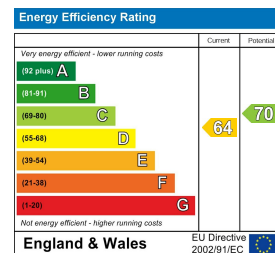
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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