



South Street
Caewys, Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£525,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Manchester House

South Street, Mold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 DOUBLE BEDROOM DETACHED VICTORIAN PROPERTY
- 0.14 ACRE PLOT WITH BEAUTIFULLY LANDSCAPED GARDEN
- A WEALTH OF ORIGINAL FEATURES
- 30FT KITCHEN/FAMILY ROOM
- FAMILY BATHROOM, TWO ENSUITES AND DOWNSTAIRS WC
- IDYLIC VILLAGE LOCATION
- EXCELLENT ACCESS TO A55 FOR NORTH WALES/LIVERPOOL/MANCHESTER/CHESTER AND THE WIRRAL
- MODERN TOUCH MEETS VICTORIAN TIMELESS HOME
- TWO LOUNGES WITH OPEN SHARED LOG BURNER FIRE
- VIEWING IS ESSENTIAL


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Porch

Accessed via a solid oak door the porch has timber floor, original Welsh stone wall feature, wooden oak beam features, original timber door opening to the a reception room

Reception Room

17' 7" x 11' 7" (5.36m x 3.53m)

Suspended timber floor, wall mounted radiator, dual room open log burner fire with reclaimed timber mantle, stairs to the first floor, double doors opening to the kitchen/family room, double glazed sash window to the front, understairs storage cupboard, glazed door opening to the second reception room

Reception Room

17' 7" x 11' 7" (5.36m x 3.53m)

Two wall mounted radiators, dual room open log burner fire with reclaimed timber mantle, double glazed sash window to the front

Open Plan Kitchen / Family Room / Dining Room

22' 0" x 31' 0" (6.71m x 9.45m)

A stunning open plan space incorporating a dining area, kitchen and family lounge with slate tiled floor, timber doors to utility room, oak ceiling beam features. Family Area Panel feature wall, wall mounted radiator, high level windows to the side Kitchen Area

A range of high quality, drawer and base units, granite worktop with space for a range cooker with extractor hood over, built in microwave and fridge freezer. Breakfast bar with granite worktop and inset circular stainless steel sink unit with mixer tap and integrated dish washer under, space for large fridge freezer Two velux windows within the Oak

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Utility Room

9' 7" x 6' 6" (2.92m x 1.98m)

Fitted wall and base units, worktop with stainless steel sink unit and mixer tap, plumbing for a washing machine and space for a tumble dryer, double glazed window to the side, door opening to the side, timber door opening to the downstairs cloak room. Wall mounted radiator

Downstairs Cloak Room

6' 6" x 4' 0" (1.98m x 1.22m)

Close coupled WC and wall mounted wash hand basin, tiled splashbacks, obscure double glazed window to the side

First Floor Landing

A stunning Welsh stone feature wall, original wood panelled doors to bedrooms and bathroom, wall mounted radiator, access to the roof space

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

A large and bright room with wall mounted radiator, two double glazed windows overlooking the rear garden, wooden doors to walk in wardrobe and an ensuite bathroom

En Suite One

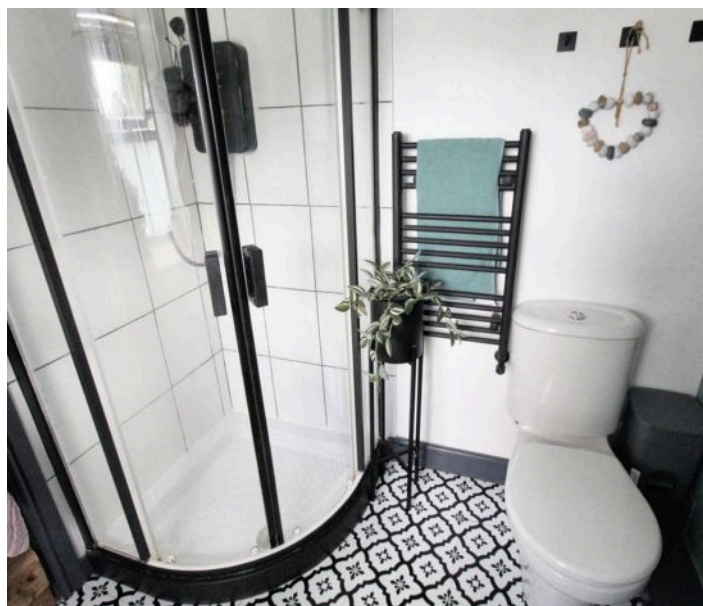
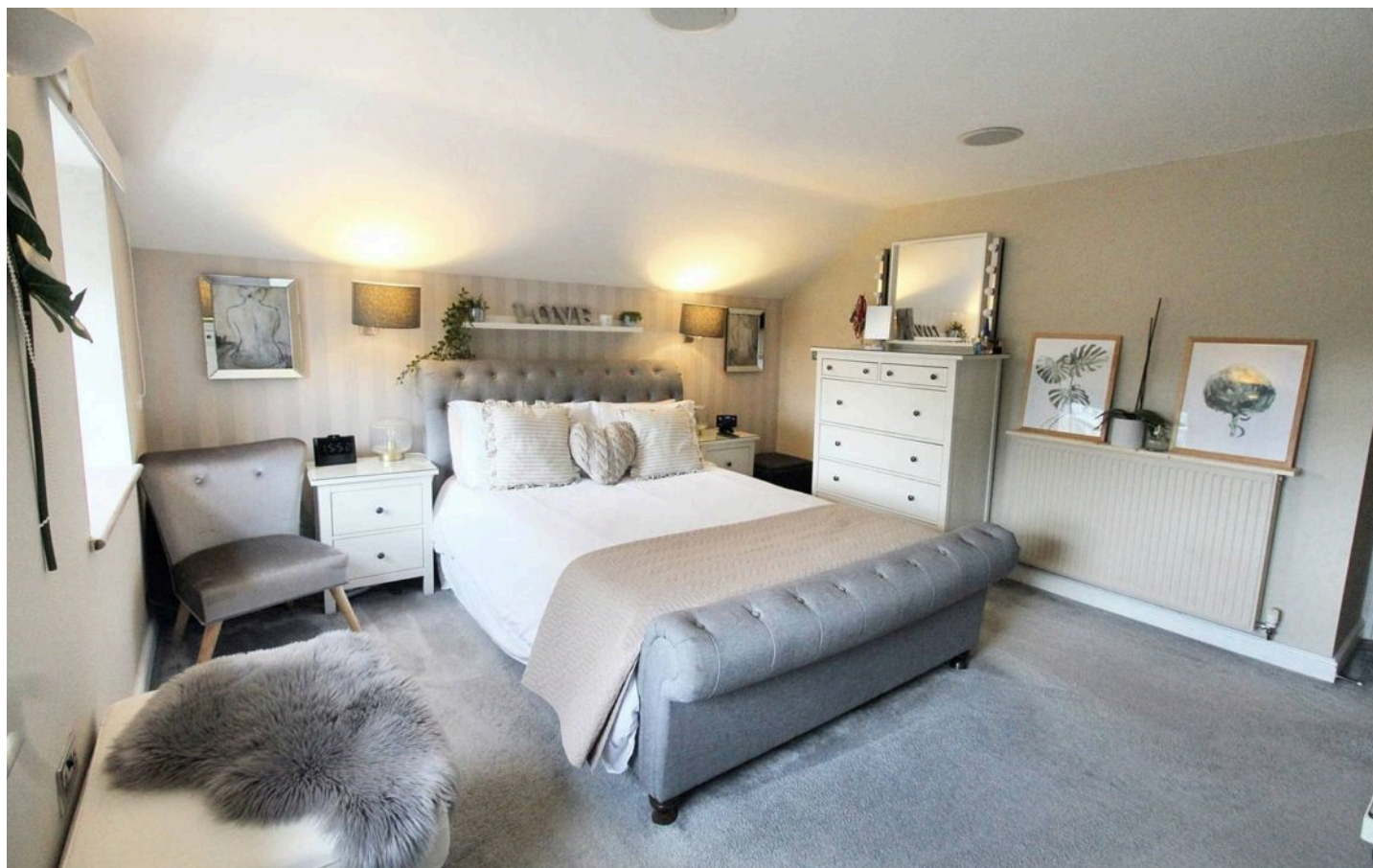
8' 5" x 6' 2" (2.57m x 1.88m)

A stylish ensuite comprising a corner shower cubical with electric shower, close coupled WC and vanity basin with cupboards under, part tiled walls, wall mounted towel radiator, obscure double glazed window to the rear

Walk In Wardrobe

8' 5" x 6' 0" (2.57m x 1.83m)

Hanging rails, and shelving, built in cupboard,



Bedroom Two

14' 8" x 11' 10" (4.47m x 3.61m)

Double glazed sash window to the front, vaulted ceiling, wall mounted radiator, timber floor boards, ornate Victorian cast iron fireplace, door opening to an ensuite

Ensuite Two

8' 5" x 2' 0" (2.57m x 0.61m)

A modern suite comprising a shower cubical with electric shower, close coupled WC and wall mounted wash hand basin, obscure double glazed window to the side, part tiled walls, wall mounted towel radiator

Bedroom Three

14' 8" x 11' 6" (4.47m x 3.51m)

Double glazed window to the front, wall mounted radiator, suspended timber floor, ornate Victorian cast iron fireplace

Bedroom Four

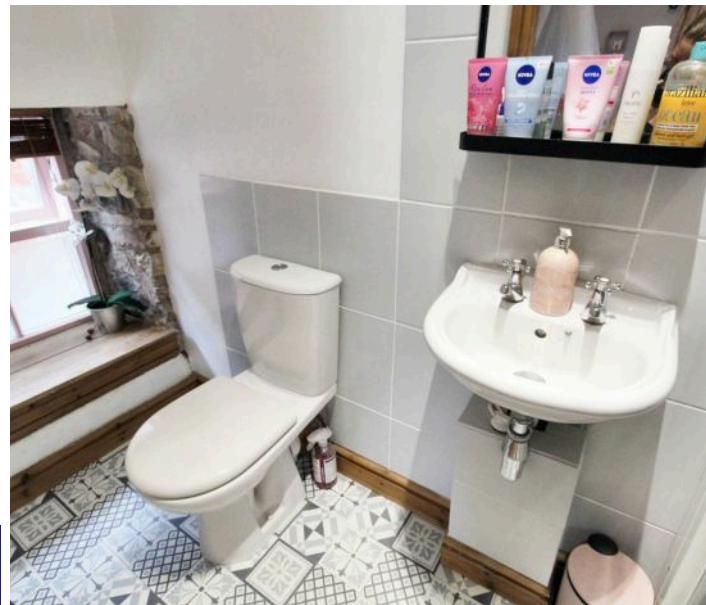
10' 6" x 8' 5" (3.20m x 2.57m)

Velux roof window plus double glazed window to the side, built in wardrobes, wall mounted radiator

Family Bathroom

10' 4" x 6' 2" (3.15m x 1.88m)

A spacious room comprising a deep bath with electric shower plumbed in over, trough style vanity basin with cupboards under and a close coupled WC. Wall mounted chrome towel radiator, part tiled walls, exposed stone feature wall, built in storage shelving, double glazed window to the side





Rear Garden

Set on a 0.14 Acre plot this stunning vast garden is well stocked with mature shrubs, trees and flower beds. York flag stone patio with beautiful stone steps leading up to a large lawned area with slate tiled pathway leading to a timber summerhouse, pergola and patio seating area, there is also access to the front via a timber gate

Front Garden

Large Oak door accessed via two stone steps leading to the entrance porch, with access to the rear garden via a timber gate

Summer House

Set at the foot of a beautifully vast garden is a larger than average timber summerhouse with power points and lights, two additional rooms which has the potential to be converted into an occasional dwelling, with a pergola and private seating area. Would make an ideal space for working from home, guests or as a pool house or simply as a calm place to relax.

Location

Caerwys is a semi rural town perfectly located just under two miles from the A55 North Wales Expressway and one mile from the A541 Mold-Denbigh road.

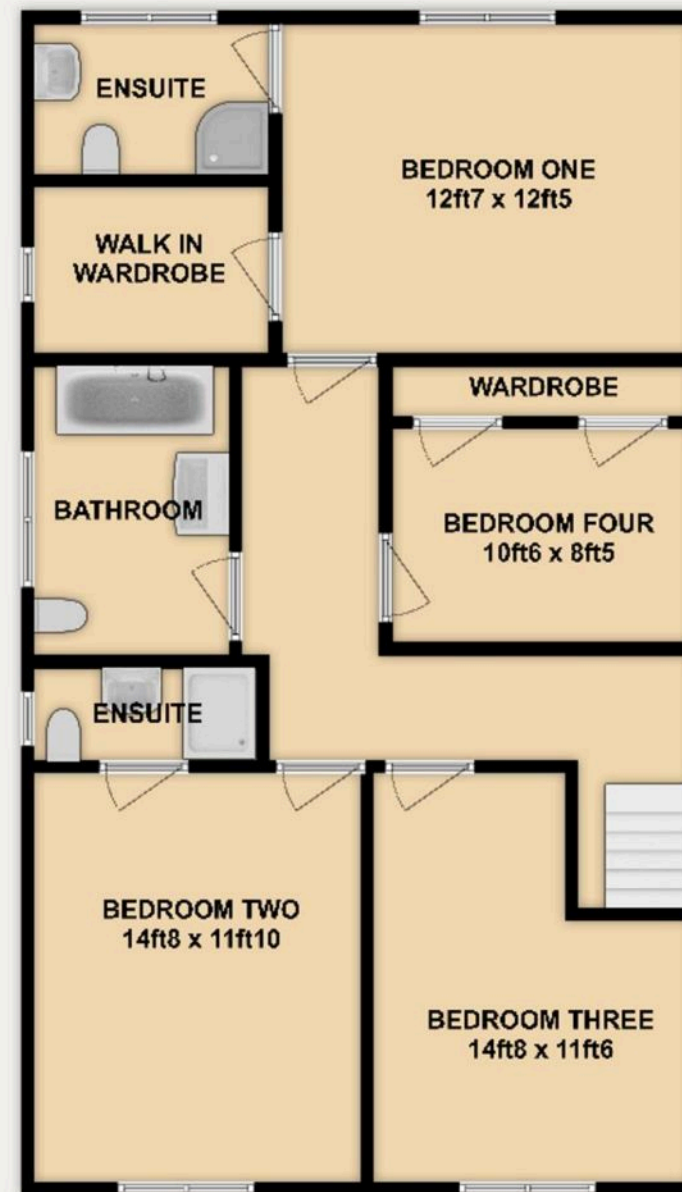
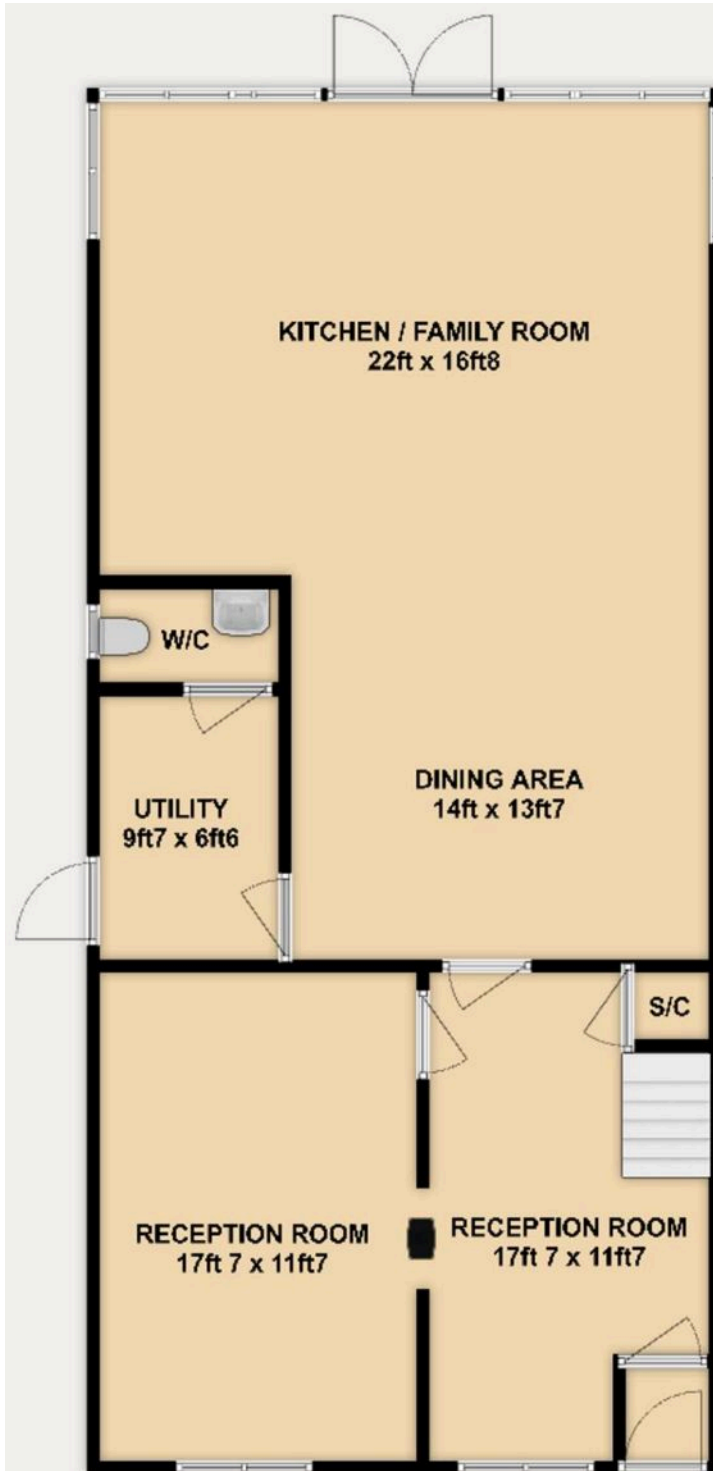
Offering a small selection of shops, cafes, pubs/restaurants, a local convenience store, hairdressers and a wonderful village primary school













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To arrange a viewing please contact

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