



## The Colwyn Summerhill Farm

Caerwys, Mold, CH7 5AW

£450,000



\*PLOTS 12 & 13 SOLD!\*

\*NEW DEVELOPMENT\* \*FIVE BEDROOM DETACHED HOUSE\* \*VILLAGE LOCATION\* \*OPEN PLAN LIVING SPACE\*

Reid and Roberts are Delighted to offer for sale This Beautiful and Spacious Five Bedroom Detached House on the NEW DEVELOPMENT 'Summerhill Farm', nestled in the heart of the sought after village of Caerwys. This Fantastic New Property offers Modern Open Plan Living Space ideal for Family Life, Stunning Views of the Countryside can be viewed from your windows with Bi-fold doors opening out from the Dining Room on to the patio. The property also boasts Four Bathrooms!

In brief the accommodation comprises: Hallway featuring a U-shaped staircase, Downstairs W.C, Open Plan Kitchen / Dining Room, Large Utility and Lounge. To the first floor you will find a; Bright and Spacious Landing, Master Bedroom with its Juliet balcony overlooking the fields and En-Suite shower makes for an impressive space, Bedroom 2 also benefits from its own en-suite giving that extra touch of luxury. A further 3



## Description

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This impressive home with its double integral garage and five large bedrooms offering a versatile aspect to modern living in a popular village location. This property with its large windows lets in an abundance of light to the large living dining area and offers a modern twist on family living with its open plan style that is so desirable.

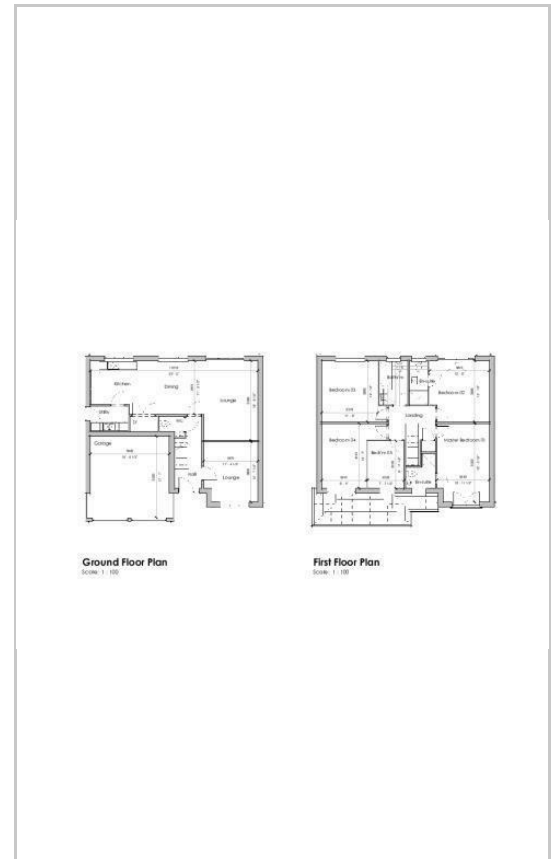
Plot 12 - This property is approx. 1845ft<sup>2</sup> living space.

This location balances desirable rural living and access to travel routes and local amenities. Caerwys benefits from convenient access to the A55, giving you easy transport links to North Wales and the M56. The town boasts a selection of restaurants and pubs, various shops, and a golf course. For those who enjoy the outdoors, there is the Offas Dyke Trail nearby which makes its way across Moel Famau, a mountain in the Clwydian Range overlooking the Dee Valley. This area is classified as an Area of Outstanding Natural Beauty, a great feature to have on your doorstep.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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