



Ty Glasmor Pen Y Cefn Road

Caerwys, CH7 5BG

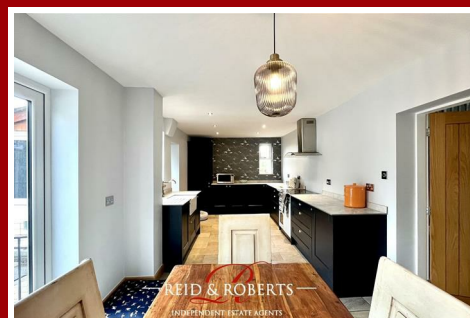
Offers Around £450,000



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Property Description

**** Three Bedroom Double Fronted ** ** Detached Former Farmhouse **
Modern Kitchen/Dining Room ** Ample Off-road Parking ** Semi-Rural
Position ** Renovated to a High Standard ****

This double fronted three bedroom former farmhouse has been renovated, extended and modernised throughout by the owner to a very high standard. From the sleek modern kitchen to the cozy second reception room and with three good sized bedroom, this is a home that must be seen. The property briefly comprises of Lounge, Fourth Bedroom/Additional Reception Room, Kitchen/Dining room, Utility room and W/C to the ground floor with Three Bedrooms and a Four Piece Family Bathroom to the first floor.

Outside, the property benefits from off-road parking for several vehicles, a raised manicured lawn surrounded by established low hedging and areas of gravel, decking to the side/rear and a concrete yard area to the rear of the property. An outbuilding with water and drainage could be used for storage, workshop or even to house poultry.

The town of Caerwys is very close by providing access to Shops, Public house, Post office, Butchers, Chemist and easy access to the A55 north wales express way. This property is in a semi rural position on a quiet road with very few neighbouring properties. Perfect for peaceful country living

Covered porch

Out built canopy porch with oak frames and peaked roof which provides access to the front door.

Lounge

15'10" x 12'11" (4.85 x 3.94)

Dual Aspect double glazed windows to front and side elevations, recess to chimney breast with cream enameled log burner sat on a marble hearth with solid wood mantle above, wood effect tiled flooring, t.v and aerial socket and double panel radiator.

Stairs with spindle balustrade leads to first floor accommodation.

Bedroom Four/Additional Reception Room

13'1" x 9'10" (4 x 3.01)

Double glazed windows to front and side elevations and cast iron fire set within a marble surround and matching mantle over. Wood effect tiled floor and double radiator.

Kitchen/Diner

25'5" x 9'6" (7.77 x 2.92)

Fitted with a range of wall, base and draw units which have been finished to a high standard in a modern styling with marble effect work surfaces and accentuated with inset Belfast sink. As well as an integrated fridge freezer, this kitchen has a new Range master cooker with extractor fan over. With space at one end for a family dining table and tiled floors through out the whole area and double panel radiator.

French doors lead to the rear garden with further double glazed windows to the rear and side elevations.

Utility Room

9'6" x 7'4" (2.9 x 2.24)

Double glazed window to the rear elevation, void and plumbing for washing machine, wall mounted combination boiler, quarry tiled flooring and radiator.

Upvc door leads to the rear garden.

W/C

Fitted with a two piece suite comprising a low level flush WC and pedestal wash hand basin with mixer tap and splash back tiling and tiled flooring.

Stairs from lounge lead to:

Landing

Providing access to all first floor accommodation.

Bedroom One

11'11" x 12'11" (3.65m x 3.95m)

Double glazing with countryside views to the front. Loft access point, T.V aerial socket and double panel radiator.

Bedroom Two

13'4" x 9'5" (4.07m x 2.88m)

Double glazing with countryside views to the front. Cast iron fireplace and single panel radiator.

Bedroom Three

13'1" x 9'10" (4m x 3.02m)

Double glazed window to the rear elevation, T.V Aerial socket and double panel radiator

Bathroom

Fitted with a modern four piece suite comprising of a panelled bath, vanity unit with wash hand basin above, shower enclosure with thermostatic shower and close coupled WC. Extractor fan, vinyl flooring and heated chrome towel rail.

Frosted double glazed window to the rear and side elevations.

Outside

A generous garden plot accompanies this home. A wooden gated driveway has space for multiple vehicles to park. The large landscaped raised lawn is edged with a box hedge that has been well maintained. Around the lawn are areas of pebble, slate and patio with planted shrubs and a large concrete yard area to the rear of the property. The garden provides both open space and privacy.

Outbuilding

Breeze block construction with a corrugated roofing and having water and drainage. Electricity could be easily linked to the building providing the potential for an outside office or workshop.

EPC Rating - TBC

Council Tax Band - TBC

Viewings

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.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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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.

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 Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

Our Opening Hours

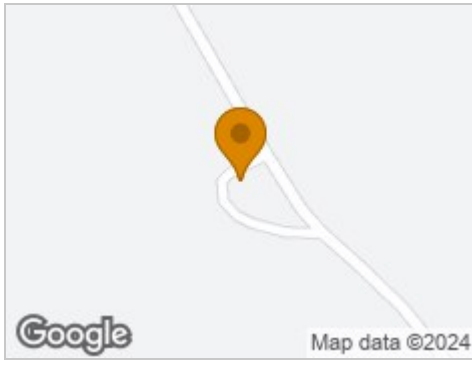
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

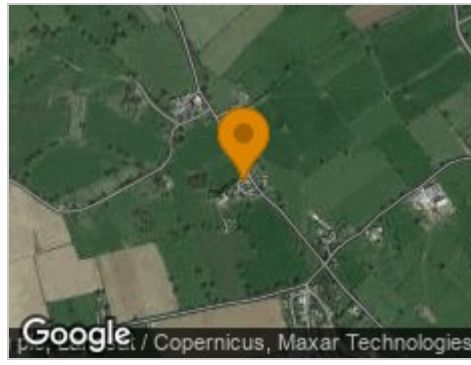
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



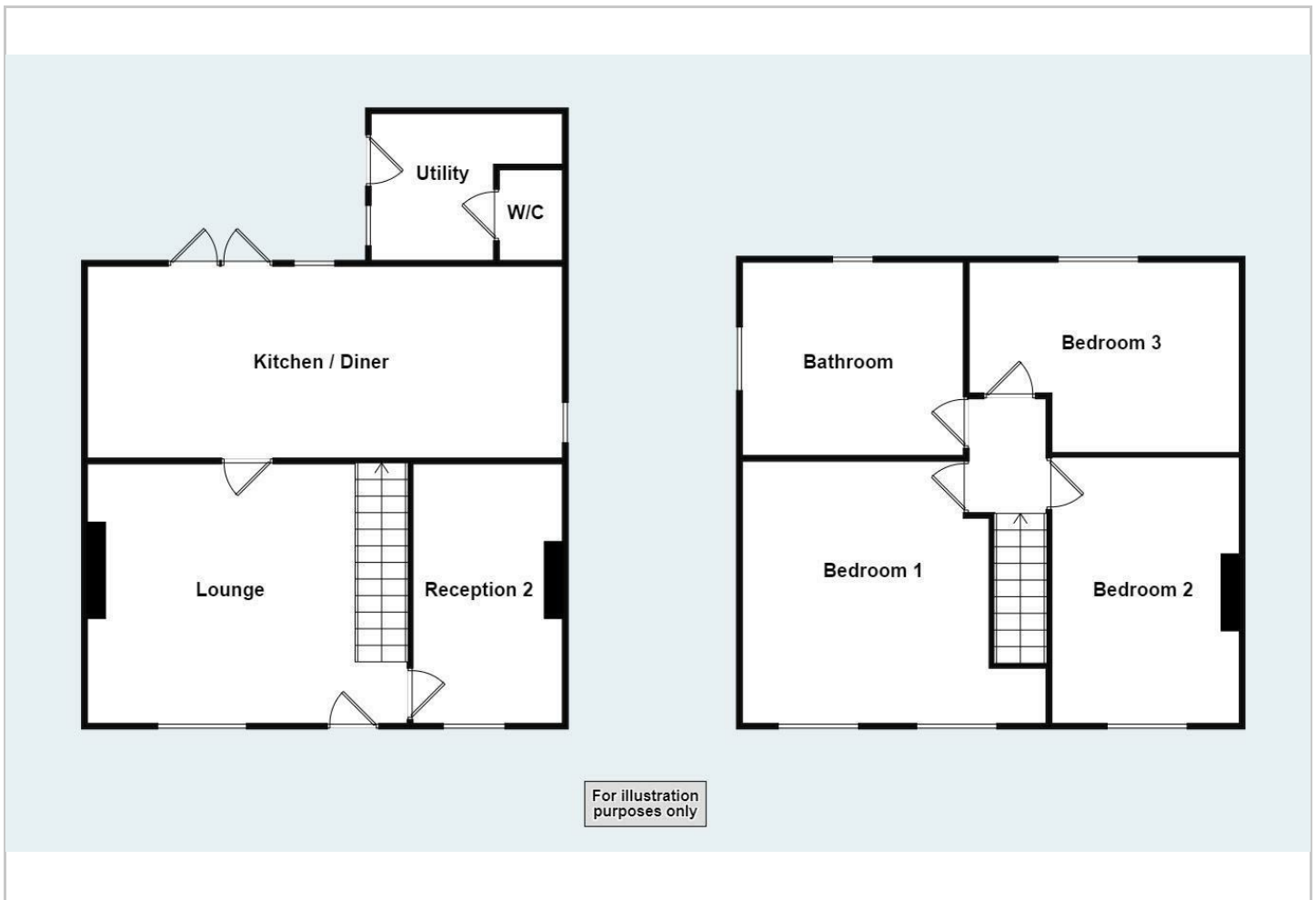
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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