



The Colwyn Summerhill Farm

Caerwys, Mold, CH7 5AW

£490,000



NEW DEVELOPMENT *FIVE BEDROOM DETACHED HOUSE* *VILLAGE LOCATION* * FABULOUS 10M OPEN PLAN LIVING SPACE* TWO EN-SUITES * OPEN FARMLAND TO THE FRONT

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 Family Room to the rear garden. The property also boasts Four Bathrooms!

In brief the accommodation comprises: Reception Hallway, Downstairs W.C, Open 10m Open Plan Kitchen/Breakfast Area/Dining Room and Family Area, Utility Room and a Separate Lounge. to the front. To the first floor you will find 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 Bedrooms and a Family Bathroom.



Description

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 double patio doors opening out from the Dining Room on to the patio. The property also boasts Five Bathrooms!

In brief the accommodation comprises: Hallway, 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 Bedrooms and a Family Bathroom.

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.

This property is approx. 1845ft² 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.

Accommodation Comprises

The property is accessed via a block paved driveway suitable for 3-4 vehicles, leading to a detached double garage. The front garden is mainly laid to lawn with a walkway along the side of the property leading to panelled gates leading into the rear garden. As you approach the property, you will be greeted by a Canopy Porch with exterior lighting, Teal composite doors with privacy glass and matching side panels

Reception Hallway

The reception hall has a fire, smoke alarm system and stairs to the first floor. The under floor heating system is controlled by a wall-mounted thermostat, storage cupboards under the stairs where the central heating system is located.

Downstairs W.C

A Two piece suite comprising of a low flush W.C, Self-contained double vanity unit with recessed sink with mixer tap and extractor fan.

Lounge 14'5" mx 10'9" (4.4 mx 3.3m)

Georgian style double glazed windows to the front elevation. Aerial sockets, open reach point, wall mounted thermostat control, smoke detectors.

Open Plan Kitchen/Dining Room 34'5" x 14'9" (10.5m x 4.5m)

Spacious, modern, well lit family Living/Dining room with double glazed patio doors leading to rear garden, Two double glazed windows to the rear elevation. Housing a range of wall and base units and draws. A built-in 'Bosh' electric oven and microwave, 'Bosh' four-ring hob, electric oven with stainless steel and glass extractor fan over. Integrated fridge and freezer, dishwasher, wood effect worktop with matching splashback, composite sink and drain with mixer tap.

The Open Plan Kitchen / Dining room also accommodates a walk in storage cupboard/Pantry (4.63 x 0.8m) with recess spot lights, fire suppression sprinkler, smoke alarm and two pendant lights.

Door Leading into;

Utility Room 8'2" x4'3" (2.5m x1.3m)

Housing a range of base units with stainless steel sink unit and mixer tap. Wood effect rolled work top surfaces with matching splash back, built in double cupboard, recess spot light, air vent, recessed spotlights, fire suppression sprinkler and UPVC composite door leading out to the side of the property.

First Floor Landing

Double panelled radiator, loft access, smoke alarm, fire suppression sprinkler, wall mounted heating control and built-in walk-in cupboard.

Master Bedroom 16'1" x 10'5" (4.92m x 3.2m)

French double glazed Georgian style patio doors with a complimentary Juliet balcony to the rear elevation overlooking farmland. Two wall mounted radiators, aerial sockets and sprinkler system.

En-suite 6'6" x 4'11" (2m x 1.5m)

A Three Piece Suite Comprising of a fully tiled shower cubical with stainless steel over head rain shower with separate shower head attachment on mixer tap, low flush W/C, pedestal sink with splash back tiling, shaver socket, stainless steel wall mounted towel radiator, extractor fan, recess spot lights and sprinkler system. Double glazed Georgian style frosted window to the front elevation.

Bedroom Two 13'1" x 11'9" (4m x 3.6m)

Double glazed French doors to the rear elevation, with another complimentary Juliet balcony which over looks the garden, farmland and beyond. Two wall mounted radiators, aerial socket and fire suppression sprinkler unit.

En-suite 8'6" x 3'7" (2.6m x 1.1m)

A Three Piece Suite comprising of a fully tiled double shower cubical with stainless steel over head rain shower with separate shower head attachment on mixer tap, low flush W/C, pedestal sink with splash back tiling, shaver socket, stainless steel wall mounted towel radiator, extractor fan, recess spot lights and sprinkler system. Double glazed Georgian style frosted window to the rear elevation.

Bedroom Three 12'1" x 10'9" (3.7 x 3.3)

Double glazed window to the rear elevation. Two aerial sockets, double panelled radiator, pendant lights and fire suppression sprinkler unit.

Bedroom Four 13'1" x 8'10" (4m x 2.7m)

Double glazed Georgian style window to the front elevation. Double panelled radiator, aerial socket, fire suppression sprinkler unit and light pendant.

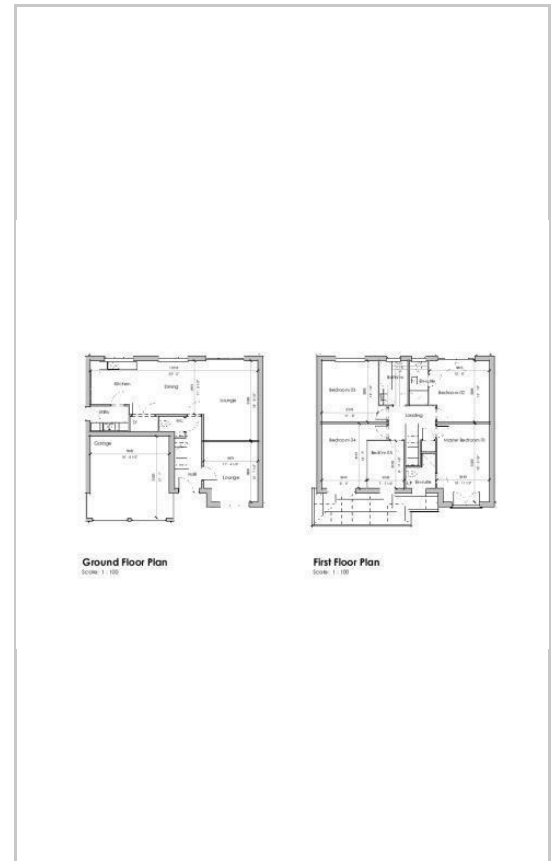
Bedroom Five 9'2" x 7'2" (2.8 x 2.2)

Double glazed Georgian style window to the front elevation. Double panelled radiator, fire suppression sprinkler unit and light pendant.

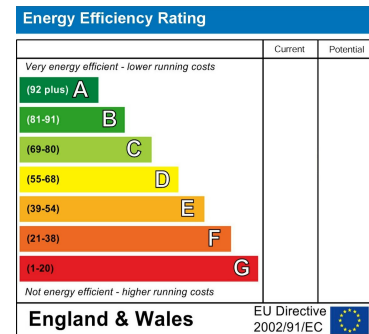
Area Map



Floor Plans



Energy Efficiency Graph



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