



## 18 Mertyn Lane

Carmel, CH8 8QN

Offers Over £265,000





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## Accommodation Comprises:

Access the Upvc door with a glazed frosted unit and a complementary frosted side unit, which opens into:

### Reception Hallway

20'11" x 5'6" (6.4m x 1.7m)

This is the overall measurement to include the downstairs WC and stairwell

The hallway has been redesigned to create a roomy space. It features a high ceiling, LTV flooring with a wood-like look, a smoke alarm, recessed spotlights, and a built-in cupboard that houses the electric meter and fuse box. The stairs lead to the first floor, while a door provides access to the Lounge, Downstairs WC, and an opening leads to the open plan Kitchen/Dining Room.

### Downstairs WC/Storage Space

The contemporary design of this refurbished space includes a vanity hand basin unit, a close coupled WC, LTV wood effect flooring and a feature panelled wall. The wall is equipped with a magnet that allows for easy removal, providing access to the Worcester Green Style 24i Junior Combi Boiler.

### Lounge

20'8" x 10'8" > 10'4" plus Bow Window (6.29 x 3.25 > 3.14 plus Bow Window)

Well lit lounge, complete with a charming bow window that offers sweeping views of the fields and beyond. A double glazed unit on the side elevation features a wooden cill and decorative panelled frame. The room is finished with wood effect LTV flooring, a bespoke wooden panelled feature wall, a sleek column radiator and recessed spot lights.

### Bespoke Kitchen/Dining Room

16'4" x 13'5" (5m x 4.1m)

A beautifully designed and contemporary bespoke kitchen has been transformed into an open plan space, exuding elegance and sophistication. The soft sage kitchen boasts a stunning array of wall, base, and pan drawer units along with wooden worktops, adorned with an inset quartz drainer sink and complemented by copper mixer taps, add a touch of opulence to the overall design. This kitchen is equipped with top-of-the-line appliances, including an integral fridge, freezer, and wine fridge, ensuring that all your culinary needs are met. The space also features a convenient void and plumbing for a washing machine and tumble dryer. The built-in electric oven, accompanied by a four-ring gas hob and a copper effect glass splash

back panel has a stainless steel extractor fan over.

Natural light streams through the double glazed patio doors which open up to a private rear garden, with a further double glazed window to the side elevation with wooden cill, wood effect LTV flooring adds warmth and charm to the space, perfectly complemented by recessed spotlights. A bespoke panelled wall, adorned with additional base units and a wooden worktop surface.

## First Floor Accommodation

### Landing

Smoke alarm, two loft access, newly fitted carpet and doors off to:

### Bedroom One

14'5" x 10'2" (4.4m x 3.1m)

This well-lit room is enhanced by a Upvc double glazed Bow window at the front, providing stunning views of open farmland and the Dee estuary in the distance. It includes a high ceiling, double panelled radiator, new carpet and recent decoration.

### Bedroom Two

10'2" x 7'6" (3.1m x 2.3m)

High ceiling, double panel radiator, Upvc and double glazed window to the side elevation.

### Bedroom Three

10'5" x 7'2" excluding the door recess (3.2m x 2.2m excluding the door recess)

A UPVC double glazed window at the rear provides views of a shared common ground and neighboring properties, offering privacy as it is not directly overlooked. The room is complimented by a high ceiling, newly fitted carpet, and a double panelled radiator.

### Bedroom Four

6'2" x 5'2" (1.9m x 1.6m)

Currently being used as a dressing room, this room does fit a single bed and wardrobe and features an Upvc double glazed window at the front, offering picturesque views of the open farmland and the distant Dee estuary. High ceiling, newly fitted carpet and decorated and has a double panelled radiator,

### Larger than average bathroom

7'6" x 6'10" (2.3m x 2.1m)

This generously proportioned modern white four-piece suite, which has been tastefully refurbished. It boasts a modern rolled top bath complemented by a standalone stainless steel shower attachment. The suite also comprises a low flush WC, a built-in vanity unit with a

recessed sink, and a walk-in double shower enclosed by a glass screen. The shower is equipped with both a rainfall shower head and a separate shower attachment. The floor and walls are adorned with exquisite quartz tiling, adding a touch of elegance. Additional features include a heated towel rail, recessed spotlights, and a Upvc double glazed frosted window at the rear elevation.

#### Garage

Access to the garage is available through the shared common land area, situated shortly after entering Mertyn Lane. Inside, you will find an up and over door, along with light and power. A UPVC double glazed door provides access to the rear garden.

#### Rear Garden

The rear garden has been designed with low maintenance in mind, featuring a newly fitted decking area and a York Stone patio that extends to the side of the garage. This area is perfect for alfresco dining and is enclosed by a concrete block wall, which is adorned with charming outdoor lighting in the evenings. The property also includes a detached garage with an up and over door and rear access door.

#### EPC RATING D

#### COUNCIL TAX BAND D

#### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

#### MAKE AN OFFER

Once you are interested in buying this property, contact this office to

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## Road Map



## Hybrid Map



## Terrain Map



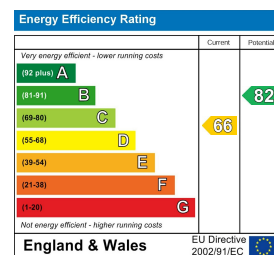
## Floor Plan



## 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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