



## The Caerwys, Holywell Manor Old Chester Road , Holywell, CH8 7SG

£265,000



The Caerwys Plot 7 is our four bedroom three storey executive family home with sea views and spacious family accommodation. This home is in the perfect location and is an ideal home for family and entertaining and briefly comprises; lounge/dining area, fitted kitchen, WC, study/games room, four bedrooms the master having the benefit of en-suite facilities and a family bathroom. The property has the benefit of gas central heating and uPVC double glazing. Outside there are gardens both to the front and rear and off road parking for two vehicles.

Holywell Manor is a brand-new development offering three/four bedroom mews and three bedroom semi-detached properties located in the beautiful town of Holywell. The first impression as you approach this magnificent historical building is the grandeur and its setting, this stunning Victorian building was built in the 1800's, then became part of the Llestly General Hospital in the 1900's and has now been renovated to 12 luxurious apartments all set in an enviable semi-rural location, fronting sea views.

Each plot at Holywell Manor has been specifically designed for the needs of modern living, with light and spacious layouts. Located close to the market town of Holywell with easy access to a range of shops, supermarkets, leisure facilities, schools and transport links including bus and rail routes, the coast road and the A55 North Wales Expressway gives easy access to the Historic Town of Chester.





**\* Help To Buy Available (Please ask for details)**

Help To Buy Example - The Government could lend you up to 20% of the cost of your newly built home, so you'll only need a 5% deposit and a 75% mortgage to make up the rest.

If you bought your home for £265,000, you would need a deposit of £13,250 and a mortgage of £198,750. The Government will contribute £53,000 (20%) equity loan to complete the £265,000\* Help To Buy Available (Please ask for details)

**\* Own New Available (Please ask for details)**

Join the scheme once and get access to two products (same process)

\* Product 1: Own New Deposit Drop –so people can buy with a small deposit

\* Product 2: Own New Rate Reducer –so people can buy with a cheaper mortgage

**\* Special Offer (Subject to Status)**

No Reservation Fee

£2000 Cash Back

**\* Investment Opportunity**

Ask for Details

**Accommodation Comprises**

**Ground Floor Entrance Hall**

Panel radiator, ceiling light point, staircase leading to the first floor and lower floor.

**Lounge 8'2" x 17'4" (2.50m x 5.30m)**

uPVC double glazed window, panel radiator, ceiling light point, tv point, telephone point.

**Dining Area 7'6" x 7'10" (2.30m x 2.40m)**

uPVC double glazed window, panel radiator, ceiling light point.

**Kitchen 11'9" x 7'10" (3.60m x 2.40m)**

With a range of fitted wall and base units incorporating a stainless steel sink unit and mixer tap, built-in single oven and a four ring hob with overhead extractor hood, Integrated dishwasher, integrated Fridge/Freezer, uPVC double glazed window, ceiling spotlighting.

**WC**

Low flush WC, wash hand basin, panel radiator, ceiling light point.

**Lower Floor Accommodation**

**Rear Entrance Hall**

Panel radiator, staircase leading to the ground floor, under stairs storage cupboard, ceiling light point.

**Bedroom One 11'9" x 9'10" (3.60m x 3m)**

uPVC double glazed window, panel radiator, tv point, ceiling light point.

**En-Suite 3'11" x 9'10" (1.20m x 3m)**

With a three-piece suite comprising a walk-in shower cubicle with overhead shower, low flush WC, wash hand basin, chrome heated towel radiator, ceiling spotlighting.

**Study/Games Room 11'5" x 17'4" (3.50m x 5.30m)**

A good sized study/games room, panel radiator and ceiling light point.

**Second Floor Accommodation**

**Second Floor Landing**

Panel radiator, storage cupboard, ceiling light point.

**Bedroom Two 8'10" x 17'4" (2.70m x 5.30m)**

Two uPVC double glazed windows with stunning views over the River Dee Estuary, panel radiator, ceiling light point.

**Bedroom Three 8'6" x 8'10" (2.60m x 2.70m)**

uPVC double glazed window, panel radiator, ceiling light point.

**Bedroom Four 8'6" x 8'2" (2.60m x 2.50m)**

uPVC double glazed window, panel radiator, ceiling light point.

**Bathroom 6'10" x 8'2" (2.10m x 2.50m)**

With a three-piece bathroom suite comprising, tiled panel bath with overhead shower, low flush WC, wash hand basin, chrome heated towel radiator, ceiling spotlighting.

**Outside**

There are gardens both to the front and rear of the property with off-road parking for two vehicles.

**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 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 make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**INDEPENDENT MORTGAGE ADVICE**

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

**LOANS**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

**MISDESCRIPTION ACT**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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