



4 Lon Syr Herbert

Caerwys, Mold, CH7 5PX

£285,000



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Accommodation Comprises

Porch

5'6" x 3'9" (1.69 x 1.16)

White UPVC double glazed door with decorative panels to the side, large storage cupboard directly in front with double sliding doors with rails and shelving. Telephone point, wooden laminate flooring. Wooden door with glass panels leads to:

Hallway

14'0" x 8'2" (4.29 x 2.50)

Larger than average hallway which is currently being used as a dining room, double glazed window to the side elevation, wood laminate flooring, double panel radiator and multiple electric points. Wooden door with glass panel leads to:

Lounge

17'5" x 11'7" (5.32 x 3.54)

Large double glazed bay window overlooking the front garden shows the room with natural light, there is space enough for a three piece suite and other free standing furniture. There is an electric log burner style fire with wooden surround and tiled hearth. Two wall lights, TV point, multiple electric points, ceiling light, wooden laminate flooring and two double panel radiators.

Kitchen

9'5" x 9'5" (2.89 x 2.88)

Houses a range of wall and base units offering ample storage with a matt finish and marble worktops over with under lights, an integrated dishwasher and extractor fan and double belfast sink with mixer tap over. There is space for an electric cooker and a free standing fridge/freezer. Multiple electric points, single panel radiator, double glazed window overlooking the rear garden, wood laminate flooring and tiled walls. Wood door with glass panels leads to:

Utility Room

11'10" x 4'11" (3.62 x 1.5)

Housing a range of base units and a single wall unit in same finish as kitchen with double belfast sink and mixer tap over. One single panel radiator and one double panel radiator, wood laminate flooring, telephone point, internal door leads to

the garage and double glazed wood effect UPVC door leads to rear garden.

Main Bedroom

6'10" x 12'7" (2.09 x 3.84)

Large double glazed window overlooking the front of the property making the room bright and airy. There is space enough for king size bed and other free standing furniture. Wooden effect laminate flooring, single panel radiator, electric points and ceiling light.

Second Bedroom

8'3" x 9'6" (2.52 x 2.91)

Large double glazed window overlooking the rear garden, good size room with space enough for a single bed and other free standing furniture. Wooden effect laminate flooring, single panel radiator, electric points and ceiling light. Door leads in to:

Ensuite

8'10" x 2'5" (2.7 x 0.76)

Comprises: low flush W/C, hand wash basin and walk in electric shower, fully tiled walls and floor, double glazed frosted window to the side elevation, double panel radiator, extractor fan and ceiling light.

Family Bathroom

8'0" x 5'10" (2.44 x 1.78)

Modern three piece suite comprising, low flush W/C, floating pedestal sink and walk in electric shower. Frosted double glazed window, storage cupboard above the sink with mirror, tiled floors and walls, double panel radiator, ceiling light and extractor fan.

Garage

18'8" x 8'10" (5.7 x 2.71)

Partly converted with dual aspect double glazed windows to the side elevation and front elevation, multiple electric points, double panel radiator and loft access point.

Outside

To The Front

Large driveway providing off road parking for multiple vehicles,

carport attached to the side of the property, large front garden mainly laid with lawn with a border made up of plants and shrubs. Wooden fencing all around keeps it private and secure. Access via a wooden arch gate takes you to the secure rear garden area.

To The Rear

South facing garden mainly laid to lawn with borders including various flowers, plants and shrubs. Patio area leading to the back door and another at the end of the garden perfect for al fresco dining. The rear garden is kept safe and secure with fencing all around and gate access to the front of the property. To the other side is a handy storage shed.

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.

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

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

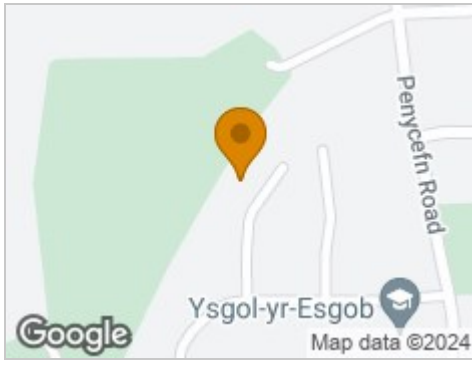
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Road Map



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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