



Trigfa Caerwys Hill

, Caerwys, CH7 5AD

£425,000



Discover your dream home with this spacious three-bedroom detached bungalow, nestled in a highly sought-after location on Caerwys Hill. This charming residence boasts a large garage which could be easily converted in to a separate annexe with plumbing and electrics. The property boasts an expansive wrap-around garden, providing a serene and private outdoor space perfect for relaxation and entertaining. Ideal for families and individuals alike, this bungalow combines comfort, style, and practicality in a prime location.

The bungalow briefly comprises: Porch, Entrance Hallway, Large Living/Dining Room, Conservatory, Kitchen, Three Bedrooms and Family Bathroom. Outside there is a large garage, outdoor utility and greenhouse, large drive-way providing parking for multiple vehicles and a sun drenched wrap around garden.

The village of Afonwen sits within an Area of Outstanding Natural Beauty lying on the West side of the Clwydian Range. The town of Caerwys is a short distance away and offers a primary school and a bus route which will take you to the neighbouring towns of Holywell, Mold and Denbigh where you will find a wider range of shops, schools and recreational facilities. The A55 is close-by which offers a link-up to the main motorways across the North West Region.



Accommodation Comprises

Porch 5'8" x 5'0" (1.730 x 1.548)

In through the wooden door, tiled flooring, lighting.

Entrance Hall 18'0" x 11'5" (5.504 x 3.504)

Wrap around hallway with door leading off to all rooms, carpet flooring, wall lights and ceiling lights.

Living Room/ Dining Room 27'6" x 11'10" (8.389 x 3.622)

Dual aspect double glazed windows fill the room with natural light giving views to the front and rear. The large lounge has an open fire with a brick surround and tile hearth, two wall lights and two ceiling lights. There are multiple electric points, a phone point and multiple TV aerial points. Wooden doors with glass panels lead to:

Conservatory 12'7" x 8'0" (3.841 x 2.443)

Wooden double glazed windows all around showing off the stunning views and gardens, tiled floors, two wall lights and wooden door leading to rear garden.

Kitchen 14'4" x 11'10" (4.382 x 3.625)

Housing a range of wall and base units offering ample storage wooden finish and roll top worktops, stainless steel sink with taps over, space for fridge/freezer. Electric cooker with four ring hob. Oil boiler under counter. Wooden double glazed window to the rear elevation, tiled floors and fully tiled walls. Wooden door with glass panels leads to rear porch with door leading to rear garden.

Main Bedroom 17'0" x 10'6" (5.184 x 3.216)

Wooden double glazed window overlooking the front of the property, single panel radiator, two wall lights and ceiling light. Room enough for king size bed and other free standing furniture.

Bedroom Two 12'5" x 10'2" (3.792 x 3.116)

Wooden double glazed window over looking front garden, space enough for double bed and other free standing furniture, fitted wardrobes with hanging rail and shelves, single panel radiator, two wall lights and ceiling light, textured ceiling and coving.

Bedroom Three 9'6" x 9'4" (2.903 x 2.848)

Wooden double glazed window to the rear elevation, single panel radiator, two wall lights, ceiling light, textured ceiling and coving.

Family Bathroom 10'10" x 5'0" (3.322 x 1.532)

Comprises a four piece suite with low flush W/C, pedestal hand wash basin, panel bath and walk in shower. Storage cupboard with shelving and hot water tank, part tiled walls and tiled floors, single panel radiator and extractor fan. Wooden frosted double glazed window to the rear elevation

Outside

Front Garage 16'10" x 11'8" (5.148 x 3.578)

With double doors, lighting and electrics. A great storage space or for storing vehicles.

Rear Garage 12'5" x 9'6" (3.802 x 2.92)

Through a wooden door to the rear part of the garage which is separated to the via a breeze block wall. Lighting and electrics.

Outside Utility 10'7" x 9'7" (3.243 x 2.940)

Plumbing for washing machine, Belfast sink with mixer tap over, electric and lighting

To The Front

Through the wrought iron gate, there is a pathway leading to the front door, either side is laid with grass with planted borders filled with plants and flowers.

To The Rear

Large patio area with access to the garage and wraps around both sides of the property, there is a large grassed area to one side and an extra plot via some steps.

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.

MONEY LAUNDERING REGULATIONS

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

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.

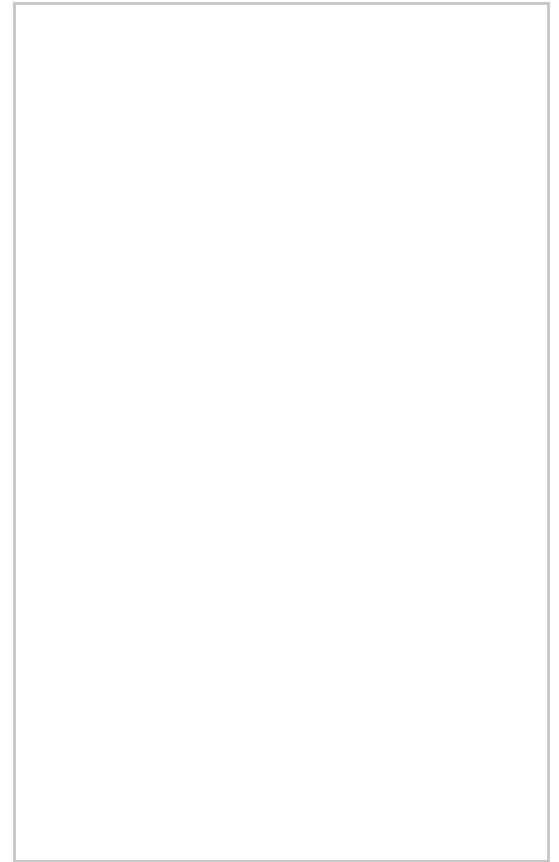
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Area Map



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		
England & Wales		EU Directive 2002/91/EC

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10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: holywell@reidandroberts.com reidandroberts.com