



Maesteg Water Street

Caerwys, CH7 5AT

Offers Over £170,000



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Accommodation Comprises:

UPVC entrance door opens into:

Lounge

Upon entering through the UPVC front door, you are welcomed into a cosy yet spacious lounge featuring an exposed stone fireplace including an electric fire and complemented by display units. A large UPVC double-glazed window to the front elevation floods the space with natural light, creating a bright and airy ambiance. The lounge also provides access to the staircase leading to the first floor and a doorway into the kitchen.

Kitchen

The kitchen is both functional and charming, boasting a range of wall and base units with complementary worktop surfaces, a stainless-steel sink with a drainer and mixer tap, an integrated four-ring electric hob, a built-in oven with an extractor fan, and designated spaces for a washing machine and space for an integrated under-counter fridge. The room's deep wooden double-glazed window allows for lovely views to the rear elevation, while tiled flooring and splash-back tiles add to its appeal. There's also space for a small dining table and chairs, making it a perfect spot for casual meals. A door leads to a convenient under-stairs storage cupboard with built-in shelving and a power point, ideal for housing a freezer or tumble dryer. From the kitchen, a further door provides access to the passageway leading to the rear garden.

First Floor Accommodation

Landing

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and a modern shower room, as well as having a radiator.

Bedroom One

The generous master bedroom benefits from a large UPVC double-glazed window to the front elevation, a radiator, power points and ample space for a double bed, wardrobes, and drawers, making it a comfortable and inviting retreat.

Bedroom Two

The second bedroom features a built-in open wardrobe area with shelving and a hanging rail, maximizing storage space. Additional features include power points, loft access, and a double-glazed wooden window overlooking the rear garden.

Shower Room

The contemporary shower room is well-appointed with a stylish three-piece suite, comprising a low-flush WC, a vanity sink unit with a chrome mixer tap, and a corner shower cubicle with a mains-powered shower. Fully tiled walls and flooring, a PVC-panelled ceiling, an extractor fan, a frosted wooden double-glazed window to the rear elevation, and a white towel rail radiator complete the space.

External

Outside, the rear garden is a true highlight, offering a peaceful outdoor space. A charming patio area provides the perfect setting for alfresco dining or relaxation as well as bin storage while steps lead up to a spacious lawned garden, bordered by wooden panel fencing, a stone wall, and mature trees, enhancing the sense of seclusion. The garden also accommodates an oil tank and a useful garden shed for additional storage.

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

Tel: 01352 711170

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

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LOANS

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

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.

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.

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.



Road Map



Hybrid Map



Terrain Map



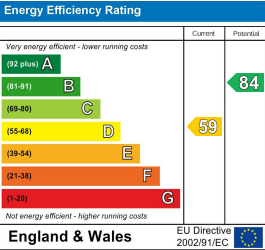
Floor Plan



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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