



## The Denbigh Summerhill farm

Caerwys, Mold, CH7 5AW

£395,000

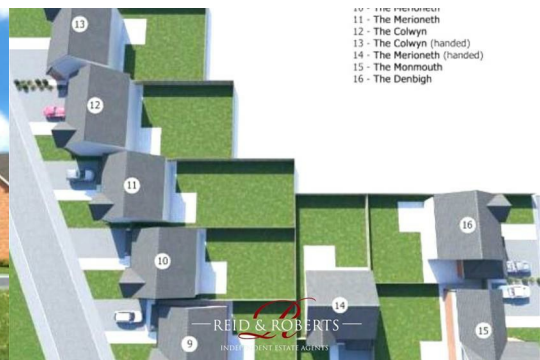


\*NEW DEVELOPMENT\* \*FOUR BEDROOM DETACHED HOUSE\* \*VILLAGE LOCATION\* \*OPEN PLAN LIVING SPACE\*

Reid and Roberts are Delighted to offer for sale This Beautiful and Spacious Four Bedroom Detached House on the NEW DEVELOPMENT 'Summerhill Farm', nestled in the heart of the sought after village of Caerwys. This Fantastic New Property offers Modern Open Plan Living Space ideal for Family Life, Stunning Views of the Countryside can be viewed from your windows with Bi-fold doors opening out from the Dining Room on to the patio. The property also boasts Three Bathrooms with the Family Bathroom being a Four Piece Suite and has the added benefit of a Double Garage.

In brief the accommodation comprises: Hallway, Downstairs W.C, Open Plan Kitchen / Dining Room, Utility and Lounge. To the first floor you will find: A Bright Landing, Master Bedroom with En-Suite, a further Three Double Bedrooms and a Four Piece Suite Family Bathroom.

Its Open Plan Living Design has been created to let an abundance of light into your home whilst enjoying the stunning views. The outdoor patio area makes the perfect space for outdoor furniture, alfresco dining and



- 10 - The Merioneth
- 11 - The Colwyn
- 12 - The Merioneth (handed)
- 13 - The Merioneth
- 14 - The Merioneth (handed)
- 15 - The Merioneth
- 16 - The Denbigh

## Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170.

## To 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.

## Mortgage Advice

DO YOU NEED 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.

## 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.

## Misrepresentation Act 1967

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.

## Floor Plan

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

## Hours of Business

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

## FREE VALUATION!

DO YOU HAVE A PROPERTY TO SELL? - Please get in touch and our dedicated team, with their marketing methods and extensive experience will be happy to help and can arrange a FREE NO OBLIGATION VALUATION for you. Our local knowledge and expertise in both residential and commercial is second to none. We are passionate about customer service being one aspect of the key to our success and going that extra mile to ensure your property is in safe hands.

## 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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