



Miners Arms

Rhes-Y-Cae, Holywell, CH8 8JG

£425,000



Reid & Roberts are delighted to offer For Sale this Entirely Unique Property. Having TWO Four Bedroom Apartments and ONE Studio Apartment. The property is being sold as an entire property having Nine Bedrooms in total.

The Ground floor to include; Lounge/Bar Area, Kitchen, Four Bedrooms, Two En Suites and a Family Bathroom. With the Original former toilets and a Sitting Room.

Studio Apartment to include; An Open plan Kitchen/Living Area partitioned wall leading into the Bedroom with En Suite.

First Floor Accommodation to include; Lounge, Kitchen/Breakfast Room, Four Double Bedrooms, Two Bathrooms with separate W.C

Situated in the scenic village of Rhes Y Cae which is located between the rural Villages of Pentre Halkyn and Rhosesmor and offers a Chapel and a Church as well as beautiful views across the Clwydian range. Located a short distance away from the towns of Holywell and Mold where you will find a wider range of Shops, Schools and Recreational facilities. Situated a 5 minutes drive to the A55 which offers a link up to the main motorway networks across the North West.



Four Bedroom Apartment (Ground Floor)

Accommodation Comprises

The property is approached via a tarmac driveway providing parking for two vehicles which leads to a UPVC wood grain patio doors with lead decorative panels.

Entrance Hallway 11'9" x 3'3" (3.6m x 1m)

Door leads into the lounge and into:

Bedroom One 13'5" x 11'1" (including en-suite) (4.1 x 3.4 (including en-suite))

Double glazed window with deep cill, rased hearth housing a cast iron log burner, double panelled radiator, recessed spotlights, aerial socket, telephone point

Door leads into:

En-suite Bathroom 7'10" x 7'6" (2.4m x 2.3m)

A three piece suite comprising of a bath with mixer shower attachment and shower screen, low flush W.C and pedestal sink unit. Tiled vinyl flooring, single panelled radiator, recessed spotlights and panelled wall.

Door leads into:

Door off hallway leads into:

Lounge 13'9" x 10'2" (4.2m x 3.1m)

Double glazed window to front elevation with deep window sill. Smoke alarm, recessed spotlights, coved ceiling, two wall mounted lights, aerial socket and single panelled radiator.

Archway Leads Into:

Bar Area 15'8" x 14'9" (4.8m x 4.5m)

Wooden bar unit with fitted optics, recessed shelving, spotlights and fixed mirrors. Cupboard housing electrics. Recessed spotlights, Steps lead upto:

Inner Hallway 10'9" x 3'7" (3.3m x 1.1m)

Textured walls, wall lights. A door leads into a further hallway measuring 1.7m x 1.1m with door leading into: utility area providing plumbing for washing machine.

Door leads into Sitting Room, Kitchen and Bedrooms.

Kitchen/Breakfast Room 13'5" x 9'2" (4.1m x 2.8m)

Housing a range of wall, base and draw units with roll top work surfaces. Space for a electric oven with stainless steel extractor fan over. Stainless steel sink unit with mixer tap over, wood effect vinyl flooring, void and plumbing for slimline dishwasher and space for white goods, partially panelled wall and display units. Double glazed window to the side elevation.

Wooden door leading out to the rear yard.

Door of Inner Hallway leads to:

Bedroom Two with En-suite 13'5" x 11'1" incl en-suite (4.1m x 3.4m incl en-suite)

L shaped room having a double glazed window to the front elevation. double panelled radiator, aerial and telephone point, recessed spotlights and PIR sensor.

En-suite 6'10" x 4'7" (2.1m x 1.4m)

Panelled bath with mixer tap shower attachment, low flush wc, pedestal sink unit, tiled effect vinyl flooring, recess spotlights and single panelled radiator.

Door leads into:

Sitting Room/Bedroom 13'9" x 8'6" (4.2m x 2.6m)

Three wall mounted lights, double panelled radiator, recessed spotlights. Wood grain UPVC patio door leading out to the side elevation.

Door off Inner Hallway leads to:

Bedroom Three 15'1" x 10'2" (4.6m x 3.1m)

Featuring an exposed stone wall. Double glazed window to the front elevation, recessed spotlights, central beam, textured wall and PIR sensor.

Door leading into:

Hallway 8'2" x 3'7".m (2.5m x 1.1m)

Textured walls and wall mounted wall lights

Door leads into:

Bedroom Four 11'1" x 7'2" (3.4m x 2.2m)

Double glazed window to the side elevation. Single panelled radiator, smoke alarm and a storage cupboard.

Inner Hallway 5'10" x 2'3" (1.8m x 0.7m)

Tiled flooring.

Opening leading into:

Former Toilets 8'6" x 8'6" (2.6m x 2.6m)

The old former toilets from the previous use of the pub. Three sink units, two low flush W.C, tiled flooring, fixed mirror, PVC panelled walls and double glazed frosted window to the side elevation.

Storage Room 7'10" x 5'6" (2.4m x 1.7m)

Central ceiling beam, double panelled radiator, PIR sensor, smoke alarm, aerial socket and telephone point. Double glazed window to front elevation with deep window sill.

Bathroom 7'10" x 4'7" (2.4 x 1.4)

Three piece suite comprising of a bath with mixer tap over, low flush W.C and pedestal sink unit. Fully tiled walls, double panelled radiator, fixed mirror and shaver socket. Double glazed frosted window to the side elevation.

Four Bedroom Apartment (Upstairs)

Accommodation Comprises

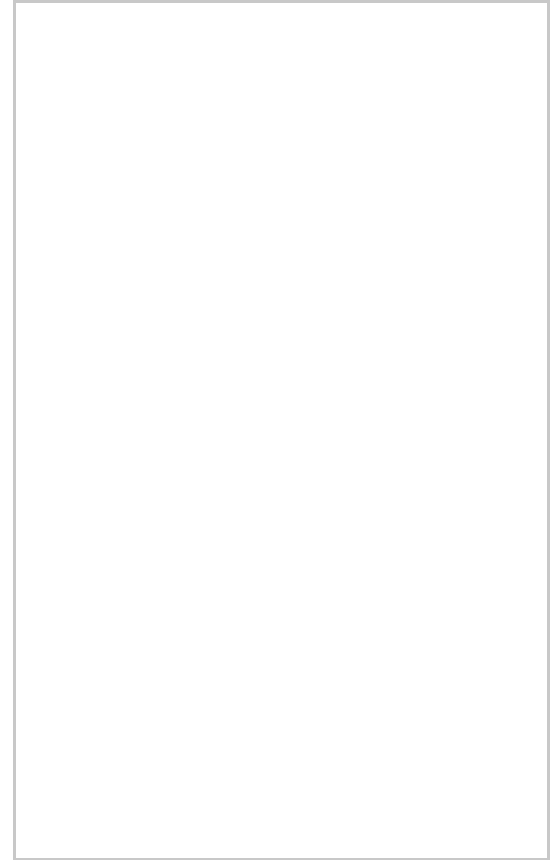
A concrete yard which has space for a seating area, perfect for al fresco dining.

UPVC door with security light leads into:

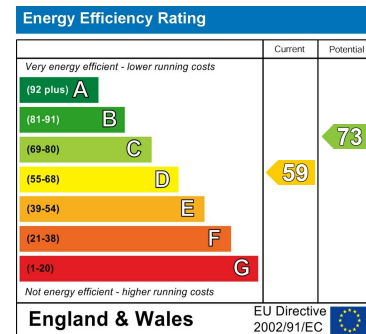
Area Map



Floor Plans



Energy Efficiency Graph



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