



## Miners Arms

Rhes-Y-Cae, Holywell, CH8 8JG

£385,000



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### 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:

#### Shared Hallway

Tiles Flooring, wall mounted electric and fuse box. Stairs leading up to the Apartment

Door leading into:

Tel: 01352 711170

### Entrance Hallway

Loft access and single panelled radiator.

### Kitchen/Breakfast Room

14'5" x 26'2" x 8'5" (4.4m x 2.57m)

Housing a range of wall and base units with roll top work surfaces. Space for electric oven with extractor fan over. Stainless steel sink unit with mixer tap over, splash back tiling, void and plumbing for washing machine and dishwasher. Space for white goods, tiled effect vinyl flooring and double panelled radiator. Double glazed window to the rear elevation overlooking the fields.

### Pantry Cupboard

6'6" x 3'0" (2m x 0.92m)

Vinyl flooring and wall mounted fuse box.

Door off Hallway leads into:

### Lounge

17'8" x 11'5" (5.4m x 3.5m)

A large room with double glazed window to the side elevation overlooking fields towards Moel Arthur. Two double panelled radiators and aerial sockets.

Steps down leads into:

### Inner Hallway

7'10" x 2'11" (2.4m x 0.89m)

Storage and airing cupboard.

### Bedroom One

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

Double glazed window to the front elevation overlooking fields. Double panelled radiator and aerial socket.

### Bedroom Two

13'1" x 10'2" (4m x 3.1m)

Double panelled radiator, aerial point, telephone and deep window sill with double glazed window to the front elevation over looking fields.

### Bedroom Three

10'2" x 10'5" (3.1m x 3.2m)

Double panelled radiator, aerial point, telephone and aerial point, double glazed window to the front elevation over looking fields.

### Bedroom Four

10'5" x 9'2" (3.2m x 2.8m)

Single panelled radiator, aerial point and deep window sill with double glazed window to the side elevation over looking fields.

### W.C

Two piece suite comprising of low flush W.C and pedestal sink unit. Partially tiled walls and frosted double glazed window to the side elevation.

### Bathroom

9'2" x 4'7" (2.8m x 1.4m)

A three piece suite comprising of a panelled bath with mixer tap and shower attachment, low flush W.C and pedestal sink unit. Single panelled radiator, Deep windowsill with double glazed window to the side elevation.

### Second Bathroom

8'3" x 7'2" (2.52m x 2.2m)

A four piece suite comprising of low flush W.C, pedestal sink unit, panelled bath and shower cubicle. wall mounted fixed mirror with courtesy light, tile effect vinyl flooring, partially panelled walls, recessed spotlights and frosted double glazed window to the side elevation.

### Accommodation Comprises

The property is approached via a gate into a concrete yard. Security light, space for outdoor furniture.

### Studio Apartment

Accessed from the rear of the property/

### Open Plan Living Space

17'4" x 10'2" (5.3m x 3.1m)

Double glazed UPVC french doors to the rear of the property looking out to the court yard.

Kitchen area comprises a range of wall and base units with worktops over, stainless steel sink unit, splashback tiling, space for electric oven with an extractor fan over, space for fridge freezer. Tiled flooring, two double panelled radiator, telephone point, aerial socket, thermostat control and smoke alarm.

Partition wall leads into:

### Bedroom

17'4" x 11'9" (incl bathroom) (5.3m x 3.6m (incl bathroom))

Double panelled radiator, wall mounted fuse box and void and plumbing for a washing machine.

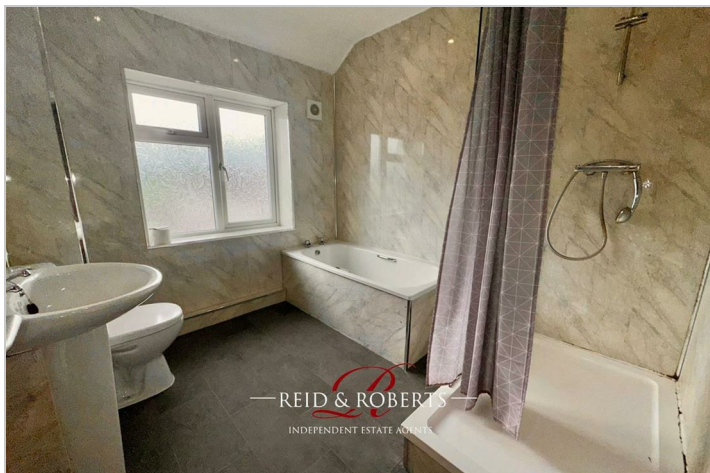
Side door leading out to the shared hallway.

### En-suite

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

A three piece suite comprising of a bath with mixer tap shower attachment over and screen. Double glazed window to the front elevation. Fully Single panelled radiator, tiled flooring, double glazed frosted window to the rear elevation

### EPC Rating D



## Road Map



## Hybrid Map



## Terrain Map



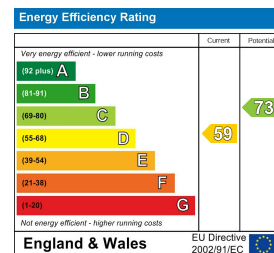
## Floor Plan



## 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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