

**William Gleave Buckley**  
75 High Street  
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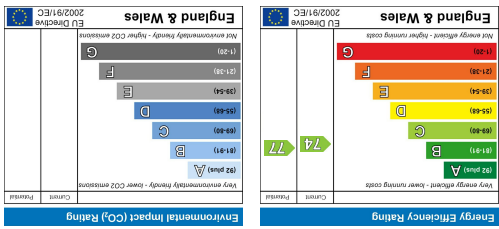
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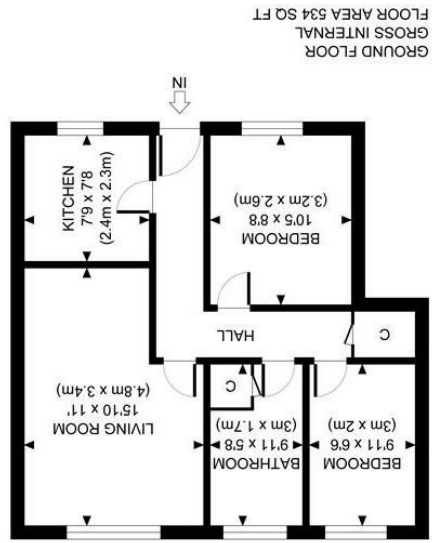
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|---|---|
| <b>pho</b><br>photoplan                                     | conduct a careful, independent investigation of the property in respect of monetary valuation |
| <b>Caer Mefus</b>   | While we do not doubt the floor plan accuracy and completeness, you or your advisors should   |
| 13/06/22  | Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.   |
| <b>APPROX. GROSS INTERNAL FLOOR AREA 534 SQ FT / 50 SQM</b> |   |



**CAE MEFUS, HOLYWELL**

**Offers Over £60,000**



**GROUND FLOOR APARTMENT | OVER 55'S ONLY.** This Ground Floor Apartment is the ideal alternative to a Bungalow providing Ground Floor Accommodation and within Walking Distance of Holywell Town Centre.

The Apartment is being offered to the market with NO ONWARD CHAIN and is catered solely for those Over the Age of 55 on a 70% / 30% Share with Clwyd Alyn as part of their 'Leasehold Scheme for the Elderly'.

In brief, accommodation comprises: Entrance Hallway, Lounge/ Dining Room, Kitchen, Two Bedrooms and a Shower Room. The property benefits from having Upvc Double Glazed Windows, Gas Central Heating and an 'Off Road' Parking Space.

The maintenance for this property is £142.81 PCM, which includes the upkeep of windows, doors, gardening, window cleaning, building maintenance and warden alarm

The property is walking distance of Holywell Town Centre offering a range of shops including recreational and sporting facilities, schools and public transport. The A55 is close by and is within easy access of the main motorway networks.

**NO ONWARD CHAIN**

**EPC RATING - C**

**Accommodation Comprises:**

Courtesy light, step up to wooden front door with decorative glazed panel opening to:

**Entrance Hall:**

Textured ceiling, fire alarm, tile effect vinyl flooring, single panelled radiator, smoke alarm, large cupboard with shelving ideal for coats and shoes, wall mounted thermostat controls and doors leading to:

**Lounge:**

15'8" x 11'1" maximum overall measurement (4.8m x 3.4m maximum overall measurement)  
Double glazed window to the rear elevation, double panelled radiator, aerial socket and textured ceiling.

**Kitchen:**

7'10" x 7'6" (2.4m x 2.3m)  
Housing a range of wall and base units with complimentary roll top work surfaces, splash back tiles and stainless steel sink unit with drainer. Space for electric oven and a gas point, void and plumbing for washing machine, double glazed window to the front elevation and space for fridge/freezer. Textured ceiling, wall mounted Worcester boiler and strip light.

**Bedroom One:**

10'5" x 8'6" (3.2m x 2.6m)  
Double glazed window to the front elevation, single panelled radiator and textured ceiling.

**Bedroom Two:**

9'10" x 6'6" (3m x 2m)  
Double glazed window to the rear elevation, single panelled radiator and textured ceiling.

**Shower Room:**

9'10" x 5'6" (3m x 1.7m)  
Modern three piece suite comprising: Pedestal sink with splashback tiles, low flush W.C and step up to enclosed shower cubicle fully tiled with electric shower over. Double glazed frosted window to the rear, textured ceiling, shaver socket, single panelled radiator, wall mounted vanity unit, tile effect vinyl flooring, cupboard with double panelled radiator and shelving for towels.

**Outside:**

Cae Mefus is accessed via Pen Y Ball Street. There is 'Off Road' parking for each apartment. To the front of No1 there is an external storage cupboard, ideal for tumble dryer or boot area.

**Additional Information:**

Additional Information: - The flat is available for over 55's only. There is a Maintenance charge from 1st April 2023 of £142.81 per month which covers - Building Insurance, Maintenance of Communal Areas to include: Window cleaning, grass cutting, external lighting repairs, external building repairs, car park repairs.

Leasehold Schemes for the Eldery are purpose built grouped housing, with good neighbour or alarm-call support. A copy of the 'Leasehold Schemes for the Eldery' brochure is available upon request

**Council Tax Band B**

**We Can Help!**

We Can Help! - We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

**FREE VALUATION**

FREE VALUATION - Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

