

William Gleave Buckley
75 High Street
Holywell, CH8 7TF

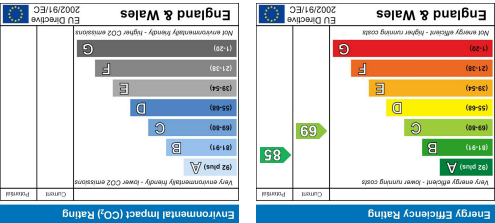
William Gleave Rhyi
19 Clwyd Street
Rhyi, LL18 3LA

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

T: 01352 714141
E: holywell@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01745 336 699
E: rhyi@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



MERTYN LANE, CARMEL
Offers Over £200,000



VIEWS OVER OPEN FARMLAND | PERFECT FAMILY HOME. This Three Bedroom Semi-Detached property is situated in the sought after village of Carmel offering views over neighbouring fields with On Road Parking to the Front and further available parking to the Rear.

In brief the accommodation comprises: Porch, Entrance Hall, Lounge with Cast Iron Multi Fuel Stove, Dining Room with Open Fire, Kitchen. To the First Floor you will find a Landing providing access to Three Bedrooms and a Modern Family Bathroom.

Dwarf wall to the front with a wooden gate opening on to a block paved path with steps up which give access to the front garden and front door. The block paved pathway continues to the side with a wooden gate which opens to the rear garden. To the rear you will find a block paved/ patio/ seating area, a raised gravelled area, lawn garden and vegetable plot. There is access to the rear garage as well as a wooden gate which gives access to the rear of the house, where you will find further on street parking available.

There is a garage to the rear which has been split in to two sections - A Store Room and Hobby/ Craft Room. There is a wooden side door which leads in to the store room with an internal door giving access in to the hobby/ craft room with Upvc double glazed unit to the rear elevation. Both benefit from light and power and could be used as an external office space.

The property benefits from Upvc Double Glazing and Mains Gas Combi Central Heating.

Carmel offers a local primary school, garage with shop, and is on a bus route to neighbouring Town of Holywell which offers a wider range of shops, schools, recreational facilities, public houses, post office, bus station. The A55 is close-by which offers a link-up to the main motorway networks across the North West Region.

Accommodation Comprises:
Steps upto:

Porch:
Upvc door with double glazed frosted unit and side unit, opens into:

Entrance Hall:
Panelled radiator, wood effect laminate flooring, wall mounted heating thermostat, stairs up to first floor accommodation with under stairs storage cupboard, doors into:

Lounge:
Engineered oak flooring, recessed fireplace housing a cast iron multi fuel stove with tiled hearth and wooden mantle over, coved ceiling, double panelled radiator, Upvc double glazed bay window to the front elevation with views towards neighbouring farmland.

Dining Room:
Decorative open fire with backdrop and hearth, coved ceiling, panelled radiator, Upvc double glazed window to the rear elevation.

Kitchen:
Housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with mixer tap over, space for gas or electric oven with stainless steel splashback and extractor fan over, space for fridge, void and plumbing for washing machine, panelled radiator, wood effect vinyl flooring, Upvc double glazed window to the rear elevation, Upvc door with double glazed frosted unit opens to the rear garden.

First Floor Accommodation:

Landing:
Loft access, Upvc double glazed frosted window to the side elevation. Doors into:

Bedroom One:
Upvc double glazed bay window to the front elevation with views over neighbouring farmland and towards the Dee estuary and beyond, panelled radiator, wood effect laminate flooring, built-in wardrobe with hanging rail and shelving with central mirrored sliding door.

Bedroom Two:
Panelled radiator, Upvc double glazed window to the rear elevation with a view over neighbouring farmland.

Bedroom Three:
Upvc double glazed window to the front elevation with views over neighbouring farmland and towards the Dee estuary and beyond, panelled radiator.

Family Bathroom:
Modern three piece suite comprising: 'P' shape bath with mixer tap over and wall mounted rain shower with separate hand attachment and glazed screen, low flush W.C. with close coupled sink and vanity unit with mixer taps over, heated towel rail, tiled floor, partially tiled walls, Upvc double glazed frosted window to the rear elevation.

Outside:
Dwarf wall to the front with a wooden gate opening on to a block paved path with steps up which give access to the front garden and front door. The block paved pathway continues to the side with a wooden gate which opens to the rear garden. To the rear you will find a block paved/ patio/ seating area, a raised gravelled area, lawn garden and vegetable plot. There is access to the rear garage as well as a wooden gate which gives access to the rear of the house, where you will find further on street parking available.

Detached Garage/ Hobby Room:
There is a garage to the rear which has been split in to two sections - A Store Room and Hobby/ Craft Room. There is a wooden side door which leads in to the store room with an internal door giving access in to the hobby/ craft room with Upvc double glazed unit to the rear elevation. Both benefit from light and power and could be used as an external office space.

Space for tumble dryer and chest freezer.

Council Tax Band D

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
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!

