

**William Gleave Buckley**  
75 High Street  
Holywell, CH8 7TF

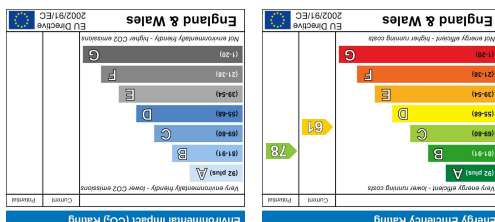
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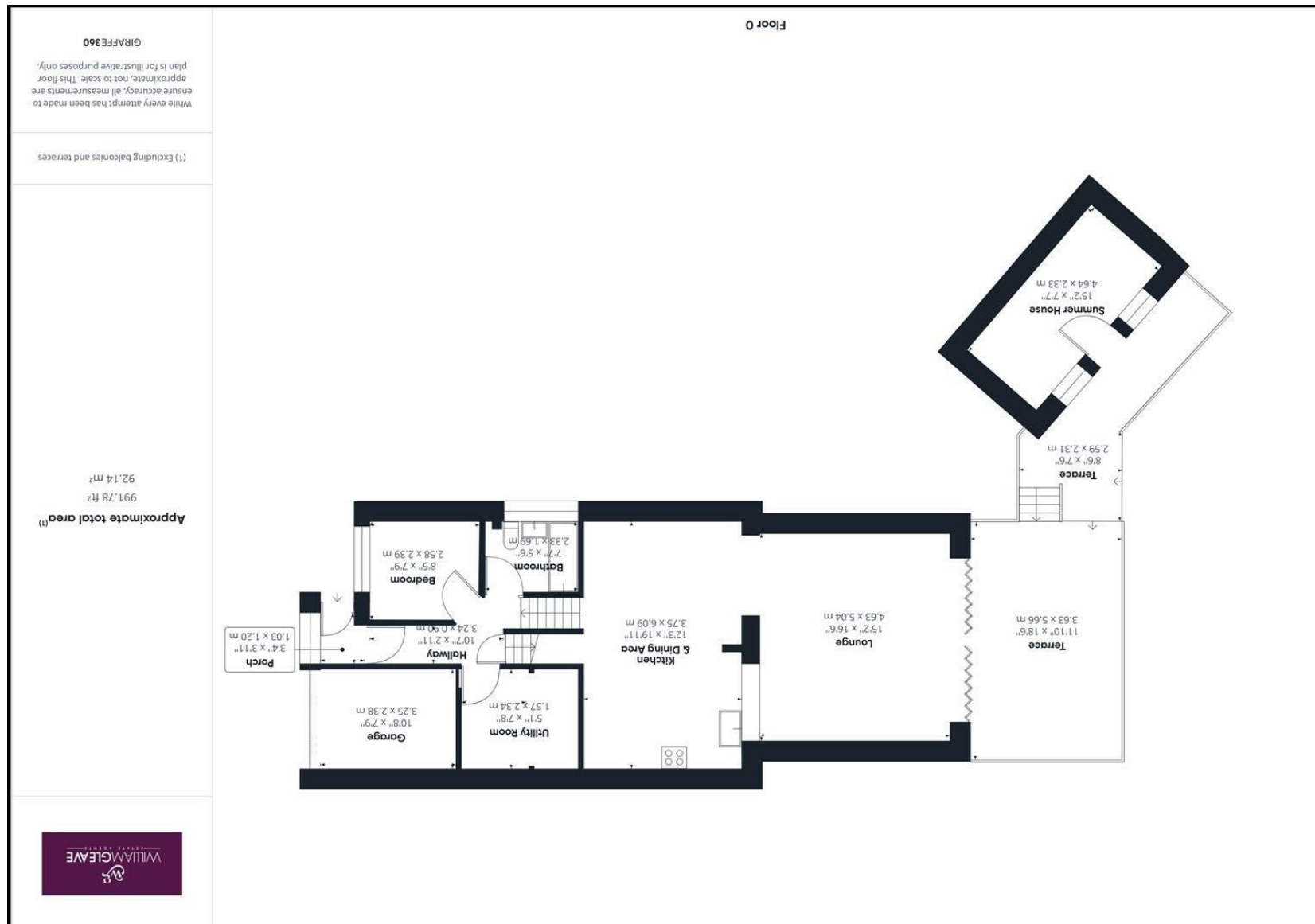
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**WILLIAMGLEAVE**

**ST MARYS, CARMEL**  
**Offers Over £270,000**





**STUNNING VIEWS TO THE REAR | EXTENDED THREE BEDROOM HOUSE.** This Extended Three Bedroom Semi-detached House is situated in the popular village of Carmel and benefits from stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea.

In brief the accommodation comprises: Entrance Porch, Hallway, Utility Area, Bedroom Three. Steps up from the entrance hall give access to Bedroom One and Two. Stairs lead down from the entrance hall giving access to an open plan Family Room with Kitchen & Dining area which then leads in to the Lounge with Vaulted Ceiling and bi-fold doors which opens on to a decking/ seating area with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea. There is also a wooden summerhouse with light and power which is used as an occasional bedroom.

There is a driveway providing 'Off Road' parking to the front which leads to an integral garage as well as a second timber built garage. Additional parking is also available to the front. There is a lawn garden to the front with a range of flowers and shrubs with a pathway leading on to a patio/ seating area and front door. A gate to the side gives access to the rear where you will find a decking/ seating area with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea. Steps down give access to the wooden summer house and lead down to a larger than average lawn garden with a range of shrubs, bushes and trees. The garden is bound by bushes and fencing.

**Accommodation Comprises:**

Step up to, Upvc door with double glazed unit, opens into:

**Entrance Porch:**

Upvc double glazed units, engineered oak flooring, wooden and glazed door opens into:

**Entrance Hall:**

Engineered oak flooring, panelled radiator, recessed down lights, door into utility area, door into bedroom three, door into bathroom, wooden and glazed door opens with steps up to bedroom one and two.

Stairs from the entrance hallway lead down to the open plan lounge and kitchen/ dining room.

**Bedroom Three:**

Upvc double glazed window to the front elevation, panelled radiator.

**Utility Area:**

Wall mounted electric meter and fuse box.

**Bathroom:**

Three piece suite comprising: Jacuzzi bath with wall mounted mains shower, pedestal sink with mixer tap over, low flush W.C. panelled radiator, Upvc double glazed window to the side elevation, fully tiled walls and floor.

**First Floor Accommodation:**



**Landing Area:**

Doors into:

**Bedroom One:**

Panelled radiator, Upvc double glazed window to the rear elevation with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea.

**Bedroom Two:**

Upvc double glazed window to the rear elevation with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea.

**Lower Level Accommodation:**

Stairs lead down to.

**Open Plan Family Room**

Kitchen Area: Modern kitchen housing a range of wall and base units with solid oak work tops, space for range cooker with a decorative splashback and stainless steel and glazed extractor hood over, void and plumbing for washing machine, void and point for tumble dryer, space for fridge/ freezer, sink unit and drainer with mixer tap over, engineered oak flooring, panelled radiator, bottle rack.

Dining Area: engineered oak flooring, panelled radiator, opens into:

Lounge Area: Vaulted ceiling with bi-fold doors with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea. Two Velux window, panelled radiator, TV point. The bi-fold doors open out on to a decking/ seating area.

**Outside:**

There is a driveway providing 'Off Road' parking to the front which leads to an integral garage as well as a second timber built garage. Additional parking is also available to the front. There is a lawn garden to the front with a range of flowers and shrubs with a pathway leading on to a patio/ seating area and front door. A gate to the side gives access to the rear where you will find a decking/ seating area with stunning uninterrupted views over towards the Dee estuary, Wirral and Irish Sea. Steps down give access to the wooden summer house and lead down to a larger than average lawn garden with a range of shrubs, bushes and trees. The garden is bound by bushes and fencing.

**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!

