



## 25 Maes Y Dre Holywell Road

Caerwys, Mold, CH7 5AS

£215,000





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## Property Description

Offered with No Onward Chain, this spacious family home represents a fantastic opportunity for first-time buyers, investors, or anyone looking to settle into a popular village location. The property offers generous living accommodation, excellent built-in storage throughout, and versatile open-plan spaces designed for modern family life.

Situated within a highly sought-after village setting, the home is within easy walking distance of local shops, traditional pubs, and popular restaurants, while also providing quick and convenient access to the A55, ideal for commuters or those exploring the surrounding areas.

The property briefly comprises: Enclosed Porch, Reception Hall, Downstairs W.C., Lounge, and Open-Plan Kitchen/Dining Room. On the first floor, the accommodation includes: Landing, Three Fantastic-Sized Bedrooms with Built-in Storage, and a Three-Piece Bathroom. Outside, the home benefits from a south-west facing garden with stunning views over the surrounding countryside and versatile space for entertaining, relaxing, or additional parking.

This property is ideal for those looking to move into a vibrant village community, for first-time buyers seeking a ready-to-move-in home, or for investors looking for a strong rental opportunity. With its combination of space, practicality, and location, an early viewing is highly recommended to fully appreciate everything this home has to offer.

## Accommodation Comprises:

The property is approached via a concrete pathway leading through a mature shrub archway, opening onto a paved entrance patio and into an enclosed porch.

## Enclosed Porch

The porch is fitted with UPVC side panels and double glazed frosted windows, with carpeted flooring, wood-panelled ceiling, and courtesy light. From here, a UPVC door with decorative frosted oval glazing and matching side panels leads into the spacious reception hall.

## Reception Hall

The reception hall features textured walls and ceiling, smoke alarm, ceiling light, and a large single panel radiator. There is also a small cupboard housing the electric meters and fuse board, plus an additional storage cupboard with shelving – ideal for ironing boards, hoovers, and general household storage. The hall provides access to the lounge, kitchen, and downstairs WC, and has stairs leading to the first floor accommodation with an under-stairs opening area currently utilised for a fridge freezer.

## Downstairs W.C

A convenient ground-floor cloakroom fitted with a low flush W.C., corner wall-mounted wash hand basin with splashback tiles, carpeted flooring, textured ceiling with central ceiling light, and a double glazed frosted UPVC window to the side elevation.

## Lounge

A generously sized reception room featuring a wall-mounted coal-effect electric fire with granite hearth which is available for purchase, textured and coved ceiling with ceiling rose, TV point, and large single panel radiator. The room benefits from a 'Bow' double glazed UPVC window overlooking the front elevation. Access is available via a door from the hall, though this is currently unused. The lounge also connects to the dining room via double wooden glazed doors, allowing for flexible, open-plan living or more private, cosy spaces as desired.

## Open Plan Kitchen/Dining Room

## Kitchen

Fitted with a range of wood-effect high gloss wall and base units topped with granite-effect work surfaces. A composite stone-effect one-and-a-half bowl sink unit with matching drainer and mixer tap is complemented by splashback tiling. There is space for an electric four-ring hob and oven with extractor fan over, void and plumbing for a washing machine, and further void for a tumble dryer. Finished with a wood-panelled ceiling with central ceiling light, and wood-effect vinyl flooring. A double glazed UPVC window overlooks the rear garden.

## Dining Area

Featuring carpeted flooring, textured walls, single panel radiator, textured ceiling with ceiling rose and central ceiling light, and double glazed UPVC sliding patio doors opening out onto the rear garden. Together, the kitchen and dining area provide a free-flowing space perfect for both everyday living and entertaining.

## First Floor Accommodation

## Landing

The landing is fitted with carpeted flooring, textured walls and ceiling, smoke alarm, and loft hatch access. A double glazed UPVC side window provides plenty of natural light with views of the mountains and surrounding countryside. The landing also includes an airing cupboard with shelving, carpeted flooring, and the wall-mounted Ideal gas combi boiler, offering fantastic storage.

## Bedroom One

A spacious double bedroom with built-in fitted wardrobes featuring maroon doors, complemented by built-in drawers, shelving, and hanging rails, plus an option to purchase matching bedside tables. Additional features include a textured ceiling with central ceiling light, TV point, double panel radiator, and a double glazed UPVC window to the rear elevation overlooking the garden.

## Bedroom Two

Another excellent double bedroom with built-in cupboards with wooden sliding doors, complete with shelving and hanging rail. Finished with carpeted flooring, single panel radiator, textured ceiling with central ceiling light, and a double glazed UPVC window to the front elevation with views towards the front garden.

## Bedroom Three

Another double bedroom that could also be used as a generous single bedroom. The room includes carpeted flooring, textured ceiling with central ceiling light, double panel radiator, and a double glazed UPVC window to the front elevation. There is also an over-stairs cupboard with shelving and hanging rail, offering excellent wardrobe storage.

## Bathroom

A well-appointed three-piece suite comprising low flush W.C., pedestal wash basin, and panelled bath with a mains power shower over. The shower includes an overhead rainfall fitting, body jets, and additional handheld attachment. The bathroom is fully tiled, with carpeted flooring, wood-panelled ceiling with central ceiling light, a wall-mounted chrome ladder-style heated towel rail, and a double glazed frosted UPVC window to the rear elevation.

## Outside

The rear garden has been thoughtfully designed to be low-maintenance while still offering plenty of charm and versatility. A paved patio sits directly behind the house, perfect for morning coffee, evening drinks, or summer barbecues. A brick-built wall adds a sense of intimacy, while a wooden archway leads through to further paved pathways and a decorative slate-gravelled area, ideal for pots and plants.

The garden also benefits from double gates to the side, providing access for additional parking if required. Mature hedging and panelled fencing create excellent privacy, and there's a useful purpose-built storage shed. Facing south-west, the garden enjoys sunshine throughout the afternoon and into the evening, a wonderful spot to relax and unwind while taking in the countryside views.

To the front, a concrete pathway winds through a mature shrub archway to the entrance porch. The lawned garden with established shrubs and bushes provides both greenery and privacy, setting a welcoming tone for the home.

## To The Front

The front is laid mainly to lawn, with shrubs and bushes creating privacy. A concrete pathway runs beneath a mature shrub archway to the entrance.

## To The Rear

The rear garden is designed for easy maintenance, being mainly hard landscaped and offering multiple seating and entertaining areas. A paved patio lies directly behind the property, ideal for morning coffee or summer barbecues, and is enclosed with a brick-built wall. Beyond lies a gravelled slate area, perfect for pots and planting with a further paved pathway and access to a purpose-built storage shed. The garden is south-west facing, capturing sunlight throughout the afternoon and into the evening, with mature hedging and panel fencing to the boundaries offering privacy. The garden can also function as additional off-road parking, thanks to double gated side access with a concrete and slated parking area.

## EPC rating - E

## Council Tax Band - C

Tel: 01352 711170

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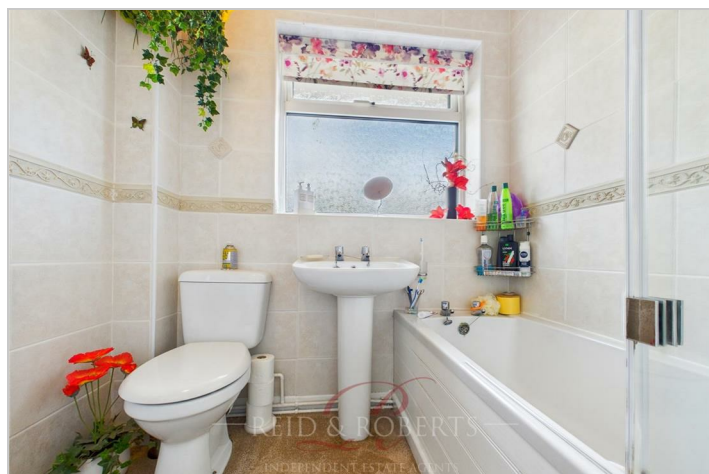
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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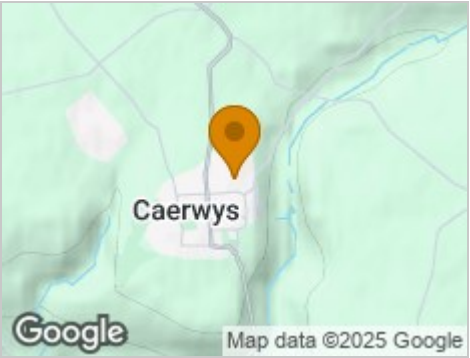
Road Map



Hybrid Map



Terrain Map



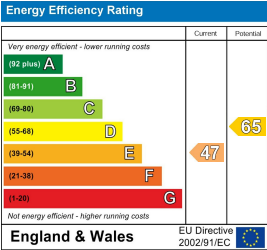
Floor Plan



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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