



## Clwyd Cottage Carmel Hill

Carmel, Holywell, CH8 8NZ

Offers In The Region Of £425,000



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## Accommodation Comprises:

A Welcoming wood effect UPVC door opens into:

### Entrance Hall

The entrance hall is warm and welcoming, designed with practicality in mind. Radiator, power points, a built-in storage cupboard provides a tidy solution for everyday essentials, while an additional under-stairs cupboard with shelving and plumbing for a washing machine cleverly doubles as a utility space. From here, doors lead into the lounge, kitchen, and staircase to the first floor.

### Lounge

The lounge is a generously sized reception room, perfect for family living or relaxing evenings by the feature fireplace. Radiator, power points and a wood effect UPVC double glazed decorative window to the front elevation allows light to flood the space.

Archway into:

### Dining Area

An archway leads seamlessly into the dining area, where wood effect UPVC decorative double glazed sliding patio doors open directly out to the rear garden. This creates a natural flow between indoor and outdoor living, making it an ideal spot for family meals, social gatherings, or simply enjoying the fresh country air with the doors open in summer. The room is enhanced by a ceiling light and fan, radiator, power points and space for a full dining suite.

Door into:

### Kitchen

The kitchen has been thoughtfully arranged with a range of wall and base units, complemented by worktop surfaces and tiled splashbacks. A one-and-a-half bowl sink sits beneath a wood effect UPVC decorative double glazed window overlooking the rear garden, while integrated appliances include an oven and four-ring gas hob with extractor hood over as well as having space for a fridge-freezer, and practical tiled flooring. A wood effect UPVC decorative double glazed window to the side elevation and a side door providing direct access to the garden.

## First Floor Accommodation

### Landing

Upstairs, the landing is light and airy, with a wood effect UPVC double glazed decorative window to the side elevation, loft access, power points and a useful storage cupboard, as well as doors leading into three bedrooms and the family shower room.

### Shower Room

The modern shower room is fitted with a contemporary three-piece suite. It includes a WC, vanity sink with mixer tap over, and a spacious walk-in shower cubicle complete with handrail, fold-down seat, and mains-powered shower as well as a shower hand attachment. PVC ceiling and wall panels, a heated towel rail radiator, LED mirror, and extractor fan enhance the finish, while a wood effect UPVC double glazed decorative frosted window to the rear elevation provides both natural light and privacy.

### Bedroom One

The principal bedroom is a generous size, featuring built-in wardrobes with sliding doors with shelving, and hanging rails. Radiator, power points, large front-facing wood effect UPVC double glazed decorative windows capture views of the Dee Estuary and the open countryside, a truly inspiring sight to wake up to.

### Bedroom Two

The second bedroom, another spacious double, includes power points, a radiator, and a wood effect UPVC double glazed window to the rear elevation with views over the rear garden.

### Bedroom Three

The third bedroom is a versatile space, well-suited as a nursery, guest room, or dedicated home office. Includes a small built-in wardrobe above the stairs provides clever additional storage with hanging rail, radiator and wood effect UPVC double glazed decorative window to the front elevation.

### External

Approached via a private driveway providing 'off-road' parking. The front garden is laid to lawn for ease of maintenance, framed by mature hedging that ensures privacy and seclusion and a side path leads to the rear garden.

The rear garden is a wonderful extension of the living space. A paved patio area provides the perfect spot for al fresco dining, entertaining friends, or simply unwinding with a glass of wine on summer evenings. Steps lead up to a small lawned garden area and further steps up to the outbuilding.

### Outbuilding

The outbuilding provides excellent storage for tools, gardening equipment, or outdoor furniture, and could easily be adapted for use as a workshop or hobby space.

Tel: 01352 711170

### Two Acres of land (Approx)

Boasting approximately two acres of land, this property offers the perfect blend of space, privacy, and versatility. Ideal for keeping animals or simply enjoying the open freedom of your own grounds. Access is via a block-paved driveway running in front of the neighboring property, leading to a charming wooden gate that opens directly onto the land.

### COUNCIL TAX BAND E

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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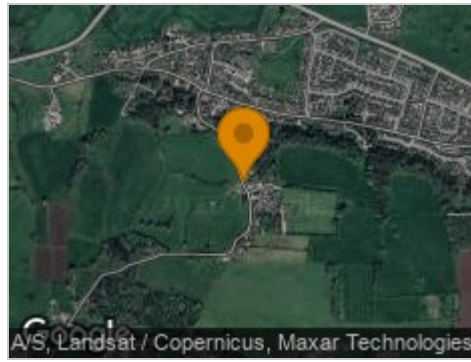
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## Road Map



## Hybrid Map



## Terrain Map



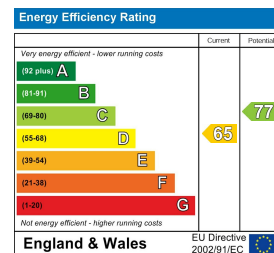
## Floor Plan



## 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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