



## Plot 20

Caerwys, Mold, CH7 5AW

£380,000

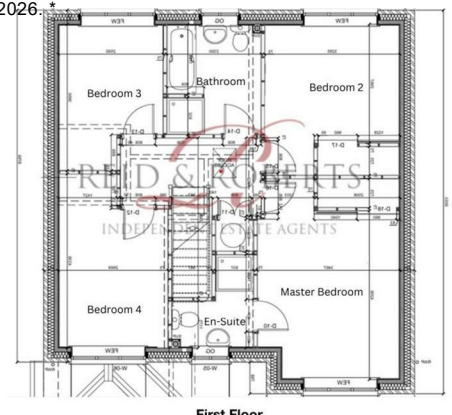
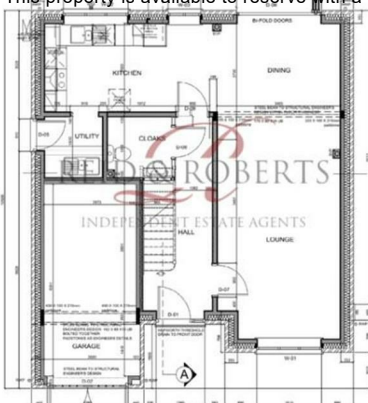


\*4 Bedroom Detached House with Single Garage\* \*Off-Plan Opportunity\* \*Estimated Completion September 2026\* A 10-year Qasura structural warranty will be provided on completion.\*

ESTAS Best in Postcode Award Winners 2026 - Reid & Roberts Estate and Letting Agents are delighted to present Plot 20 at Summer Hill Farm, a proposed four-bedroom detached home with an integral single garage, currently available to purchase off-plan in the popular town of Caerwys.

The home is planned to include a master bedroom with an en-suite, three further bedrooms, and a family bathroom. The ground floor is intended to feature an open-plan kitchen, dining, and lounge area, along with a separate utility room and W.C./ cloakroom. The property is proposed to be constructed to modern standards and will include solar panels, an electric vehicle charging point, a fitted Wren kitchen, and standard contemporary bathroom suites. Heating is intended to be provided via an air source heat pump, with underfloor heating to the ground floor and radiators.

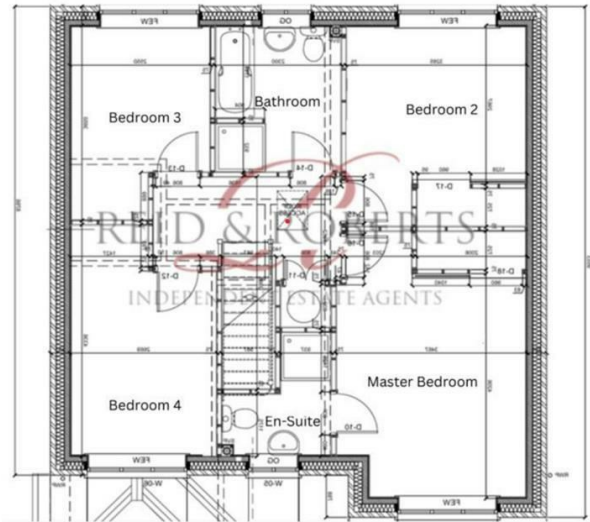
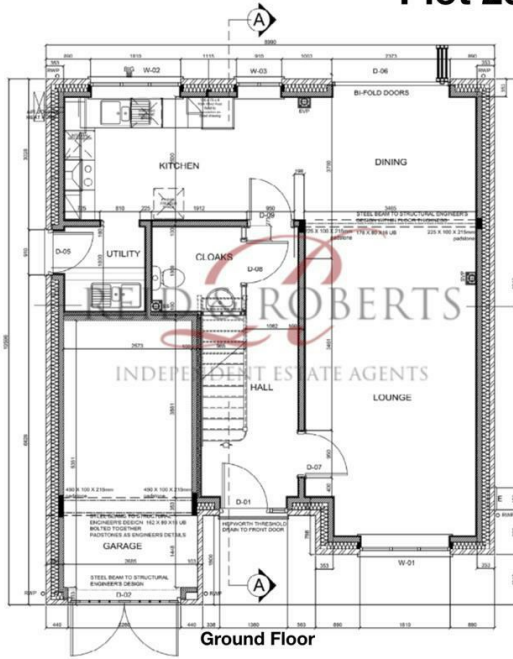
\*This property is available to reserve with a fully refundable £2,000 off-plan deposit. Estimated completion is September 2026.\*



First Floor

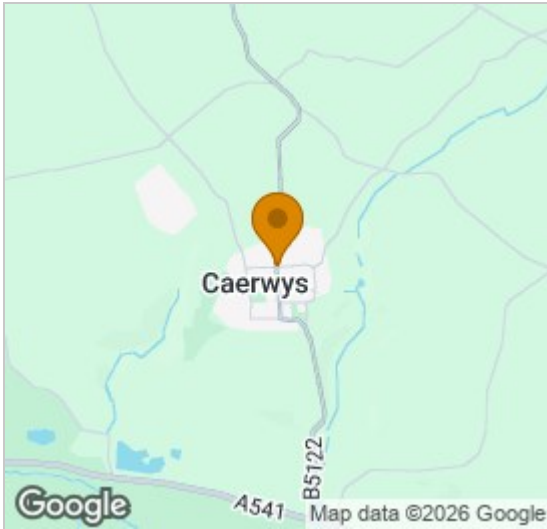
# Floor Plans

## Plot 20 Floor Plan




Room sizes are indicative and for guidance only. Final dimensions may vary.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.