

Bowens Buildings, Llanasa, Holywell, CH8 9NJ  
 £210,000 MS11052



**DESCRIPTION:** A two bedroom cottage in an CONSERVATION AREA OF OUTSTANDING NATURAL BEAUTY in this HISTORIC VILLAGE. This property has lots of POTENTIAL to add it's many original features and to bring your own flair and imagination to and has lovely rural aspects. The accommodation provides:- lounge with original fireplace, Kitchen/breakfast room, ground floor bathroom and two double bedrooms. Double glazing and oil heating. Rights of way for the adjoining property. Pathway leading to the tiered garden. Small outside shed and oil tank. Two larger sheds/workshops.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Leave Deeside on the A55 Link Road and proceed towards Conwy. Exit for Holywell and proceed for approximately 4.5 miles through Holywell and Carmel into LLoc and turn right by the garage signposted Dyserth. Continue to the roundabout taking the second exit straight ahead and proceed until passing the Texaco garage on the left. Take the next right signposted Llanasa into Trelogan Road and proceed for approximately 1 mile turning left at the second cross roads signposted Llanasa and continue for approximately 1.5 miles until entering the village and the property will be seen on the left hand side.

**LOCATION:** Situated in a historic village in a conservation area of outstanding natural beauty overlooking the grounds Gyrn Castle.




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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
 Holywell Office: 01352 712271



**HEATING:** Oil Heating. Please note one radiator is missing and the oil tank we believe to belong to this property with the boiler in shed No 2 behind the property. Buyers are advised to satisfy themselves prior to purchase.

**LOUNGE:** 12' x 12' 1" (3.66m x 3.68m) Composite front door. Radiator and double glazed window. Original open fireplace. Storage cupboard to the chimney breast recess.



**KITCHEN/BREAKFAST ROOM:** 12' 5" x 9' 10" (3.78m x 3m) Double glazed window, single sink unit, under stairs pantry, Log burner in fireplace recess and built in storage to the chimney breast recess.



**REAR HALL** Double glazed window, tiled floor and rear exit.

**GROUND FLOOR BATHROOM** Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling.



**STAIRS AND LANDING:** Built in storage cupboard.

**BEDROOM 1:** 13' 4" x 11' 9" (4.06m x 3.58m) Radiator and double glazed window. Original fireplace.



**BEDROOM 2:** 13' 6" x 8' 8" (4.11m x 2.64m) Radiator and double glazed window. Original fireplace. Loft access and large raised storage area.

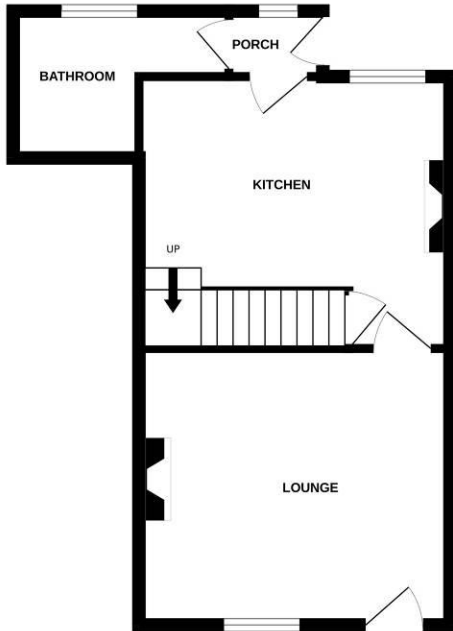


OUTSIDE: Single access gate to the front with coloured stone and established plants. Gates lead to the side which also provides access to adjoining property and leads to the rear where there are two storage/workshops.

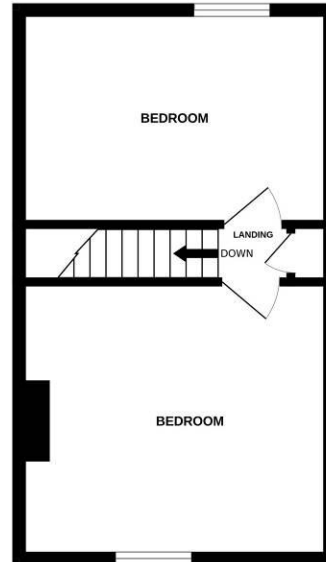
Shed one: 12' 7" x 9' 9" with work bench. Shed Two: 9' 9" x 7' 9" with Belfast style sink, work bench and Worcester boiler. A single path leads to a further garden which is tiered and takes in the countryside views. The path continues to a small shed with oil tank next to it. (please verify that this serves this property)



GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

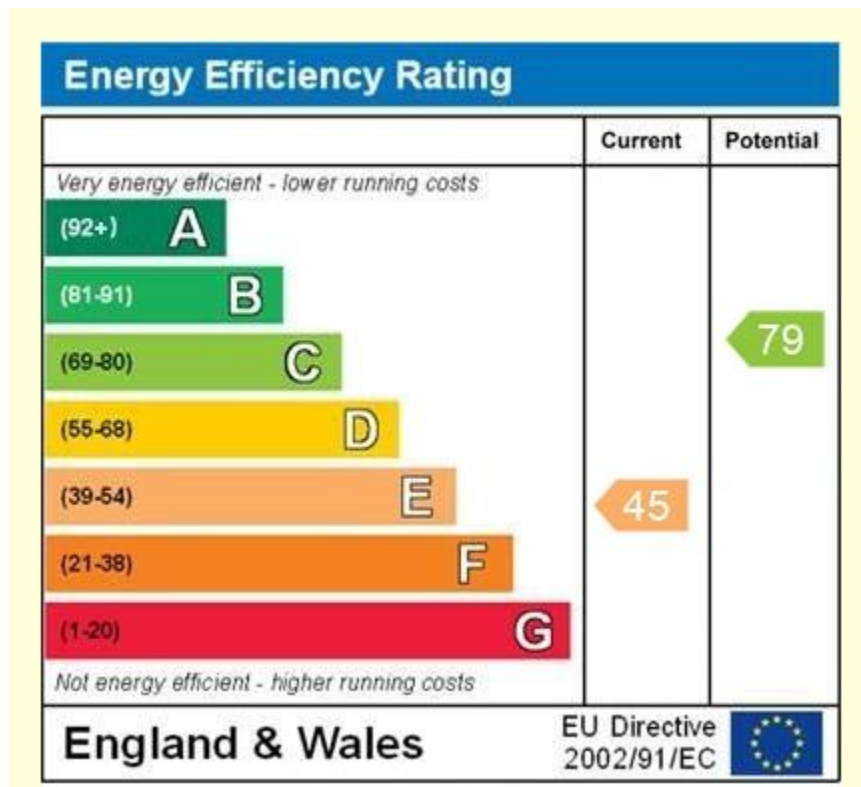


1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.