

Cavendish

RESIDENTIAL

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Allt Y Golch

Carmel,
Holywell, Flintshire CH8 8QT

Price
£309,950

****EXCELLENT FAMILY HOUSE WITH COASTAL VIEWS** **NO ONWARD CHAIN**** A spacious 5 bedroom detached family house of individual design offering well planned living accommodation with superb views across to the coast and beyond. Occupying an elevated position to the centre of this popular village with a highly regarded local primary school and easy access to the A55 Expressway. Dating from 2007, the property is designed to modern plan with an impressive entrance hall which leads through to a large dining / family room which has access to the garden. There is also a well proportioned lounge, a highly appointed kitchen with Corian worktops and integrated appliances, utility room and a cloakroom/Wc. To the first floor there are five excellent bedrooms, two with ensuite shower rooms and the master having a Juliette balcony, and family bathroom. Driveway parking for two cars, a larger than average garage with electric door, and private rear garden with decked patio. Gas fired heating and double glazing.

www.cavendishresidential.com



LOCATION

The village of Carmel is located about 1.5 miles from Holywell in a slightly elevated setting just off the former A55 Coast Road. The nearby town provides a wide range of facilities catering for most daily requirements and the area is within easy reach of Chester, Deeside and the motorway network.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Deep covered front entrance with supporting pillar, paved step, outside light and UPVC double glazed panelled door with matching side screen to:



SPACIOUS RECEPTION HALL

White spindled staircase to the first floor, oak flooring which extends through to the adjoining dining/family room, recessed ceiling lighting, central heating thermostat, telephone point and radiator.



LOUNGE

5.44m x 4.14m (17'10" x 13'7")

An attractive room with double glazed windows to three aspects, feature polished limestone style fireplace with matching hearth and coal effect gas fire, tv aerial point and radiator.



DINING/FAMILY ROOM

5.26m x 2.87m (17'3" x 9'5")

An open plan room with double glazed window to the side elevation and matching french doors leading out onto the decked patio. Radiator, recessed ceiling lighting and oak flooring.



KITCHEN

4.11m x 3.00m (13'6" x 9'10")

Well appointed with a modern range of gloss cream fronted base and wall units with contrasting Corian work tops incorporating a dividing/peninsula bar and with inset sink unit with mixer tap. Range of integrated appliances comprising Neff five gas burner hob with matching cooker hood and electric double oven. Integrated dishwasher and fridge freezer. Double glazed windows to the front and side elevations with views across to the coast, tiled floor, contemporary tall radiator and UPVC double glazed doors leading out onto the decked patio and garden. Internal door to the utility room.



UTILITY ROOM

3.02m x 1.78m (9'11" x 5'10")

Fitted base and wall units with work tops, inset sink unit with mixer tap and tiled splashback. Void and plumbing for washing machine, space for tumble dryer, Baxi gas fired central heating

boiler, tiled floor, double glazed window and UPVC double glazed exterior door.

CLOAKROOM/WC

2.06m x 1.09m (6'9" x 3'7")

Comprising low flush wc and wash hand basin with tiled splashback. Oak flooring, radiator and double glazed window.

FIRST FLOOR LANDING

White painted balustrade, recessed ceiling lighting, radiator, white panelled interior doors to all rooms.



BEDROOM ONE

4.14m x 4.09m (13'7" x 13'5")

A spacious master bedroom with wide double glazed window to the front with views over the village and with matching french doors to the side elevation with juliette style balcony enjoying exceptional views over the surrounding countryside and across to the Dee Estuary and Irish Sea. Radiator.



EN SUITE

3.05m x 1.17m overall (10'0" x 3'10" overall)

Fitted with a white suite comprising large tiled shower enclosure with folding screen and mains shower valve, semi-recessed wash basin and wc with concealed cistern. Half-tiled walls, tiled floor, radiator, fitted wall cabinets, shaver point, extractor fan and double glazed window.



BEDROOM TWO

4.32m x 3.05m (14'2" x 10'0")

Double glazed window to the rear and radiator.



EN SUITE

2.39m x 1.19m (7'10" x 3'11")

Fitted with a white suite comprising large tiled shower enclosure with sliding screen and mains shower valve, pedestal wash basin and low flush wc. Half tiled walls, tiled floor, shaver point, radiator, extractor fan and double glazed window.

BEDROOM THREE

4.06m x 3.51m (13'4" x 11'6")

A large double sized room with double glazed windows to the front with views over the village, radiator, built-in cupboard.



BEDROOM FOUR

3.07m x 2.90m (10'1" x 9'6")

Double glazed window to the rear and radiator.



BEDROOM FIVE/STUDY

2.87m x 2.69m (9'5" x 8'10")

Large velux double glazed roof light with superb views across the Estuary and beyond. Further double glazed window to the side elevation overlooking the garden, radiator and built-in cupboard housing the Megaflow pressurised hot water cylinder tank.



FAMILY BATHROOM

2.59m x 1.75m (8'6" x 5'9")

Fitted with a white three piece suite comprising tiled panelled bath with mixer tap, pedestal wash basin and low flush wc. Half tiled walls with matching tiled floor, radiator, recessed ceiling lighting, extractor fan, shaver point and double glazed window.



OUTSIDE

Double width tarmac drive to the front providing parking for two cars and access to the integral single garage.

GARAGE

5.23m x 3.35m (17'2" x 11'0")

Larger than average single garage with electric up and over door, double glazed door to the side gable, and power and light installed.

FRONT GARDEN

Front and side lawned garden areas with established hedging providing a high degree of privacy. There is gated access to either side of the property leading through to the rear garden.

REAR GARDEN

Fully enclosed and private split-level rear garden with large decked patio area extending across the rear elevation with steps leading up to a lawned area beyond with superb views across the Dee Estuary, Wirral Peninsula and Liverpool in the far distance. Outside light and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From Mold proceed to Northop and join the A55 in the direction of Conway. After approximately 9 miles take the exit signposted Caerwys / Prestatyn. On reaching the roundabout bear right proceeding over the A55 and then take the 2nd

exit following the signs for Holywell. Follow this road for approximately 2 miles, proceeding through the Hamlet of Lloc and upon reaching Carmel thereafter take the right turn immediately after the public house onto Allt y Golch. Proceed up the hill and take the second left towards the school whereupon the property will be found on the immediate right hand side denoted by the Agent's 'For Sale' board.

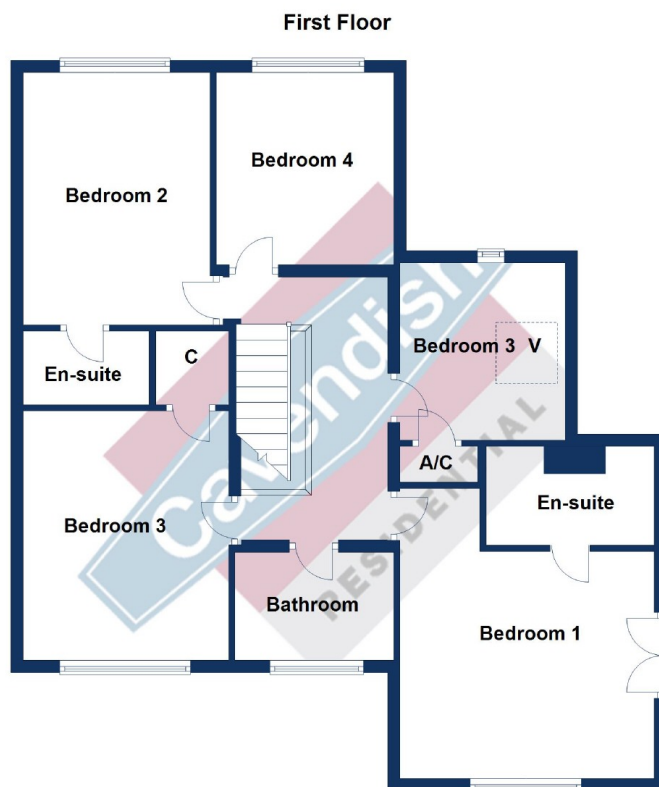
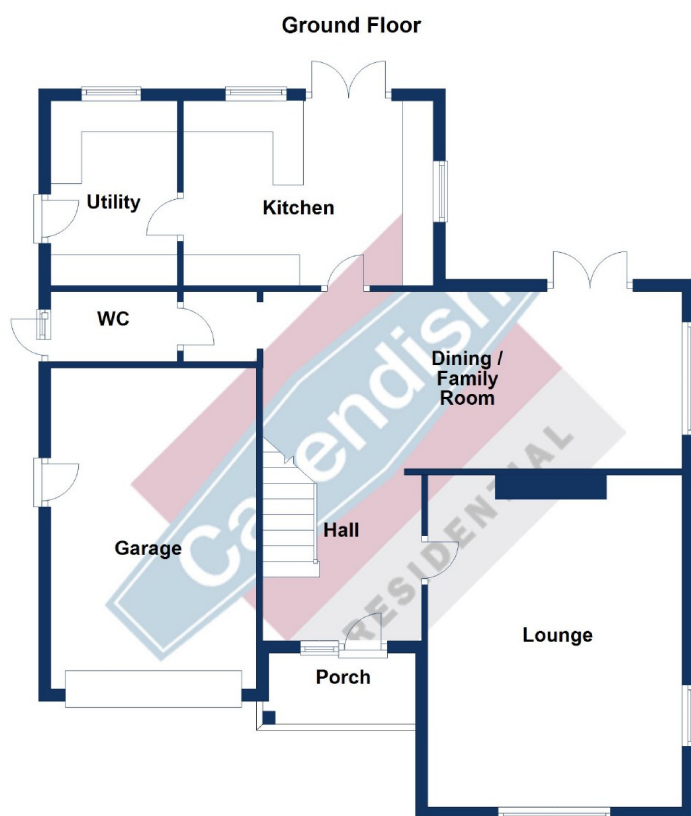
VIEWING

By appointment through the Agent's Mold Office
01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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