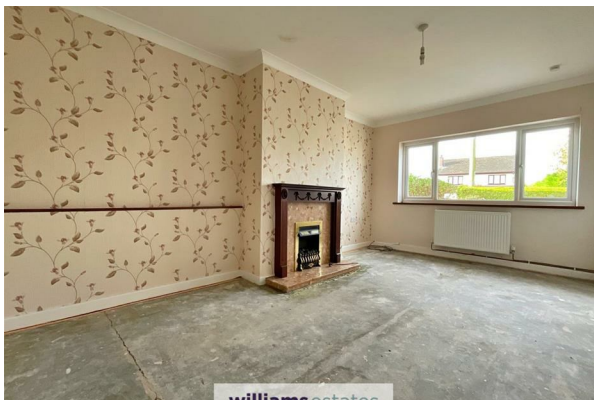


williams estates



**7 Narrow Lane, Caelcoed, Brynford,
Flintshire, CH8 8LH**

£164,995

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EPC - F36

Council Tax Band - C

Tenure - Freehold

Narrow Lane, Brynford

2 Bedrooms - Bungalow

****No Chain**** Two bedroom semi detached bungalow on a quiet lane in the small village of Calcoed, which is within easy access to the A55, located to the northwest of Brynford.

The property briefly comprises of living room, kitchen/dining room, two bedrooms, shower room and an attached garage. EPC - F36, Council Tax Band C, Tenure - Freehold

Location

Set in a quiet residential area of Caelcoed, which is less than a mile from Brynford and 3 miles to the larger town of Holywell, which offers supermarkets, retail shops and schools. This delightful part of North Wales is within easy reach of Chester, Merseyside and the North West. and within close proximity to A55.

The popular Holywell Golf Course offers some unique golf experiences as it is 800ft above sea level; its one of the highest in Wales. With club house overlooking the impressive clwydian range, its ideal for a spot of lunch.

More leisure facilities at the Holywell leisure centre and a local football team called 'Holywell Town' also play regular matches.

Accommodation

Steps up to double glazed front door which leads into :

Entrance Porch

4'6" x 4'11"

Having a tiled floor, double glazed window overlooking the front of the property and a timber glazed door leading into;

Hallway

Having wood effect laminate flooring, radiator, loft hatch access and doors leading off to all rooms;

Living Room

17'9" x 10'7"

Having double glazed window overlooking the front garden, wooden fire surround with marble hearth and matching back panel with an inset electric fire and radiator.

Kitchen

8'10" x 9'1"

Having a range of base, wall and drawer units with complimentary work surfaces over, stainless steel sink with mixer tap over, space for a freestanding oven, space for fridge/freezer, double glazed window overlooking the side elevation, double glazed door to the side of the property, tiled walls and wood effect laminate flooring. Open archway into;

Dining Room

8'7" x 8'4"

With double glazed window to the front elevation, laminate flooring and panelled radiator.

Bedroom One

13'1" x 10'10"

Having a double glazed window overlooking the rear garden, radiator and an airing cupboard with shelving.

Bedroom Two

12'4" x 7'7"

Having a double glazed window overlooking the rear garden and a radiator.

Shower Room

Having a wall mounted wash basin, w.c, and a walk-in shower with low screen, chrome towel rail and a double glazed window overlooking the side of the property.

Garage

Having an up and over door to the front and a double glazed door giving access to the rear garden. Houses the floor mounted oil boiler and electric meters.

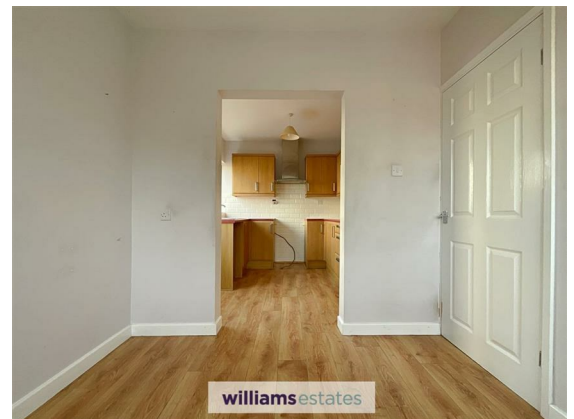
Outside

The front of the property has double wrought iron gates giving access to the driveway which leads to the garage at the side of the property. There is also a small wall and hedging to the front boundary and planted borders.

The rear garden is accessed through the garage and has a lawned area and paved area with mature apple tree and is bound by timber fencing.

Directions

From our Mold office turn right and proceed to the roundabout and take the first exit and proceed to the next roundabout and take the third exit onto Hall View and proceed for approximately seven miles and then turn right onto Allt y Chwiler B5121 and follow for 3 miles and then turn left just after Holywell Golf Course then turn right into Narrow Lane where the property can be found on the right hand side.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	36		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on
01352 372111

Mold@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.