

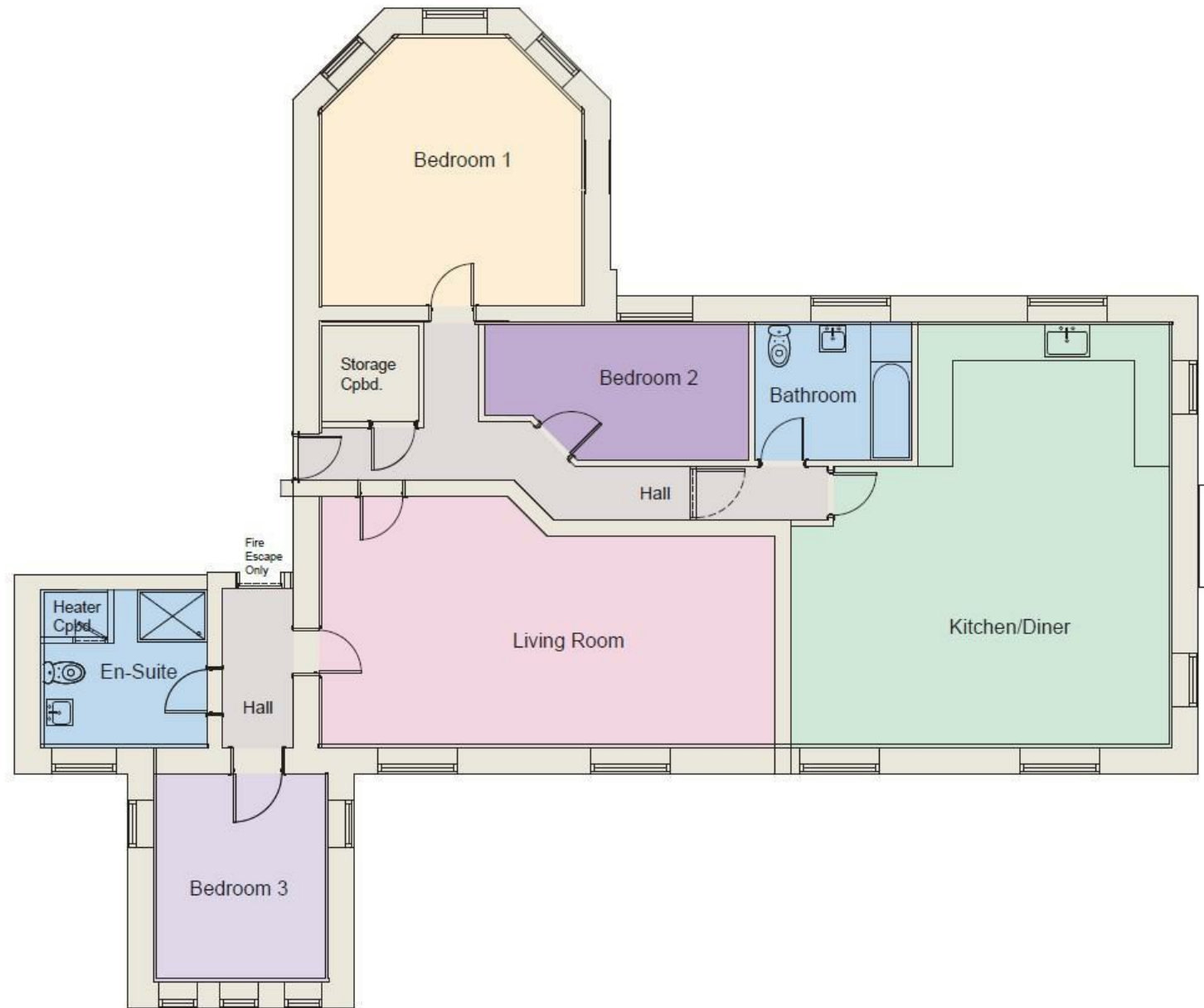


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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Saltney Holywell Manor

Old Chester Road, Holywell, CH8 7SG

Price £295,000



- Immaculate Three Bedroom Converted Apartment
- Set In A Period Property, With Two Reception Rooms
- Semi-rural Location With Stunning Views & Close Proximity To Beech
- Close To Local Amenities, Transport Links & Walks
- Finished To A High Standard Throughout, Sold With No Chain
- En-Suite & Family Bathroom
- Off Road Parking for Two Vehicles, With Communal Gardens
- A Must See!!! To Appreciate Size, Finish & Location Of Property

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.

The Saltney Holywell Manor

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****IMMACULATE THREE BEDROOM RENOVATED APARTMENT**FINISHED TO A HIGH STANDARD THROUGHOUT**STUNNING VIEWS OVER THE RIVER DEE ESTUARY**A MUST SEE!!!**Charles Louis Homes are pleased to bring to the market this three bedroom apartment together with a selection of new build properties, finished to a high standard throughout and available to buy now. The Saltney is a stunning a three bedroom apartment. The fantastic specification included as standard means you can move into your new home in comfort.**

The accommodation briefly comprises of entrance Hallway, spacious living room, oversized fully fitted open plan kitchen/diner which also includes an integrated dishwasher and fridge freezer, bedroom one boasts a feature bay window, bedroom two features a unique feature wall and bedroom three has 5 double glazed sash windows with stunning views over to the River Dee Estuary and local countryside this bedroom also has a separate en-suite, a family bathroom completes this beautiful executive first floor apartment. Outside has communal area's and off road parking.

ENTRANCE HALL

Leading off to living accommodation & bedrooms

OPEN PLAN KITCHEN/ DINER & LIVING AREA

21'3" x 23'7" (6.5 x 7.2)

Doubled glazed windows with front and side elevations, fitted with a range of modern shaker style wall and base units and contrasting worktops with inset sink and mixer tap, induction four ring hob with integrated oven and modern fitted extractor above, stove, integrated dishwasher, integrated fridge freezer, integrated washing machine, laminate wood flooring, inset spots and gas central heating radiator with open plan living and dining area.



ALTERNATIVE VIEW



LIVING ROOM

25'7" x 14'1" (7.8 x 4.3)

HALLWAY 2

MASTER BEDROOM

14'9" x 15'1" (4.5 x 4.6)

Fitted with three double glazed windows to rear elevation offering space and light, lighting and gas central heating radiator



BATHROOM

8'10" x 7'10" (2.7 x 2.4)

Fitted with a modern three piece suite, comprising of bath with shower and glass screen, low level WC, hand wash basin, fully tiled floor and walls, inset spot lights, radiator and extractor.



BEDROOM TWO

14'9" x 7'10" (4.5 x 2.4)

Fitted with double glazed window to rear elevation offering space and light, lighting and gas central heating radiator



BEDROOM THREE

9'10" x 11'5" (3.0 x 3.5)

Fitted with double glazed window to rear elevation offering space and light, lighting and gas central heating radiator

EN-SUITE

9'2" x 8'10" (2.8 x 2.7)

Fitted with a modern three piece suite, comprising of walk-in shower, low level WC, hand wash basin, fully tiled floor and walls with inset spot lights and extractor,

FRONT EXTERNAL

Stairs to front door and parking for two cars