



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	84
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

5 St. Clares Court
Pantasaph, Holywell,
CH8 8RS

NEW
£210,000

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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Set within a beautiful and historic former monastery, this impressive three-storey townhouse offers a rare opportunity to acquire a home rich in character, charm and architectural heritage. Surrounded by attractive communal grounds, the property enjoys a peaceful and tranquil setting, ideal for those seeking a lifestyle that blends history with modern living.

Arranged over three floors, the home boasts high ceilings, elegant sash windows and an abundance of natural light throughout, creating a wonderful sense of space and grandeur. The accommodation is both generous and versatile, comprising a bright and airy master bedroom with en-suite, two further well-proportioned bedrooms, a stylish family bathroom, and a spacious reception room flowing into an open-plan kitchen/diner, perfect for both everyday living and entertaining.

The property retains a wealth of period features, seamlessly combined with modern comforts, offering a perfect balance of character and practicality. Each room reflects the building's heritage, while still providing a comfortable and functional home.

With its unique setting, historic charm and beautifully light-filled accommodation, this distinctive townhouse presents an exceptional opportunity for buyers looking for something truly special within a serene and sought-after environment.

Location

Set within a beautifully converted historic monastery, this distinctive third-floor apartment effortlessly combines character, space, and practicality. Ideally positioned just off the A55, the property offers excellent commuter links and is conveniently located approximately 18 minutes from Glan Clwyd Hospital.

Entrance Hall

1.43 x 4.45 (4'8" x 14'7")



A welcoming entrance hall featuring high ceilings and a wooden front door with glazed panels, allowing natural light to flow through the space. There is a radiator, power point, fuse box, and useful under-stairs storage. Doors lead to the reception room, kitchen, and downstairs W/C.

Downstairs W/C

0.96 x 2.03 (3'1" x 6'7")



Fitted with a low-level toilet, wash hand basin with tiled splashback, and radiator.

Reception Room

4.18 x 4.04 (13'8" x 13'3")



A bright and characterful living space with feature windows to the rear elevation and high ceilings enhancing the sense of space. The room includes a radiator with cover, multiple power points, and an open aspect leading into the kitchen/dining area.

**Kitchen / Diner**

7.18 x 2.71 (23'6" x 8'10")



An open-plan kitchen/dining space with a window to the rear elevation. Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Appliances include an undercounter oven with four-ring gas hob and extractor over, stainless steel circular sink with mixer tap, and space/plumbing for a washing

machine and dishwasher. There is also space for a fridge freezer, a cupboard housing the boiler, radiator, and power points.

**First Floor Landing**

3.40 x 1.19 (11'1" x 3'10")



A bright and airy landing space with large double-glazed sash windows to the front and side elevations, allowing an abundance of natural light. Features include high ceilings, radiator, power point, and a large storage cupboard housing the water tank. Stairs lead to the top floor.

Bedroom Two

6.62 x 2.76 (21'8" x 9'0")



A spacious double bedroom with high ceilings and tall sash windows to the side and rear elevations, creating a light and airy feel. Includes radiator and power points.

Bedroom Three

2.65 x 4.43 (8'8" x 14'6")



A well-proportioned bedroom with a sash window to the rear elevation. Equipped with radiator and power points, ideal as a bedroom, nursery, or home office.

Family Bathroom

2.15 x 2.01 (7'0" x 6'7")



A stylish bathroom with high ceiling, featuring a panel bath with tiled surround, wall-hung low-level toilet, and a built-in wash hand basin with storage beneath. Additional features include a ladder-style radiator and a large mirror shelf feature.

Top Floor – Principal Suite

4.30 x 4.07 (14'1" x 13'4")



A stunning and generously sized principal

bedroom filled with natural light from a rear sash window and a striking feature side window. The room benefits from two radiators, multiple power points, loft access, and direct access to the en-suite, creating a peaceful and private retreat.

En-Suite Shower Room

2.64 x 1.64 (8'7" x 5'4")



Modern and well-finished, comprising a double shower with sliding glass door and tiled walls. Includes a wall-hung low-level toilet and a built-in wash hand basin with storage below. A wooden Velux window to the front elevation provides natural light and ventilation.

Tenure

* Tenure - understood to be Leasehold. Purchasers should verify this through their solicitor. Leasehold - We are advised that the property is subject to a Leasehold interest of 999 years 989 remaining. There is an annual ground rent of £75.00 and service charge £2200 per year.

Location

Built in 2006, the property forms part of this impressive development (former Convent) comprising luxury houses and apartments. The development is set within beautifully maintained communal gardens and forms part of this small rural hamlet, some 3.5 miles from Holywell. The A55 Expressway is within a short drive providing excellent access along the North Wales coast, to Chester (approximately 20 miles) and the motorway network beyond. The noted village of Gorsedd with its Parish Church and the newly re-opened Druid's Inn and restaurant is also nearby.

Directions

From Mold proceed to Northop and join the A55 Expressway in the direction of Conwy. Follow the dual carriageway for approximately 7 miles taking the exit for Caerwys and Prestatyn. At the mini roundabout take the third exit and proceed over

the Expressway and at the next roundabout take the exit for Holywell. Follow this road for approximately one mile and take the right hand turning for Gorsedd. To continue to the centre of the village and turn right by the Church. Proceed up the hill and approximately 0.5 miles turn left onto Monastery Road, and then right into St Clares Court.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Viewings

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.