REID & ROBERTS

INDEPENDENT ESTATE AGENTS

18 Llys Enfys

Rhosesmor, Mold, CH7 6QB

Offers Over £140,000

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Accommodation Comprises
A UPVC door with glass insets opens into the Entrance Porch.

Entrance Porch
Two UPVC double-glazed windows to the front and side elevations, provide plenty of natural light to filter through. Tiled effect vinyl flooring and UPVC door into:

Hallway
Opening into the bright hallway, you are given easy access to the Living Room, Kitchen / Diner, Downstairs W.C, Three Built-in Storage Cupboards, Rear Hall and Storage Room. The layout provides a seamless, functional flow throughout the ground floor accommodation.

Stairs with handrail leads to the first floor accommodation.

Living Room
A large double-glazed UPVC window to front elevation provides a flood of natural light, radiator, ceiling light and power points.

Kitchen / Diner
Housing a range of wall and base units with worktop surfaces over and stainless steel sink with drainer and mixer tap over. Space for fridge / freezer, cooker and washing machine. UPVC double-glazed window to the rear elevation, partially tiled walls, vinyl flooring, power points, ceiling light and radiator.

Downstairs W.C
The ground floor W.C conveniently situated off of the hallway features a low-flush W.C and a wall-mounted corner sink with taps and tiled splashback, radiator, wood effect laminate flooring and a small frosted window to the rear elevation allows for natural light while maintaining privacy.

Rear Hall
Step through the UPVC door into the rear hall, a flexible space that could serve as additional storage or be repurposed to suit your needs. Whether you're imagining a boot room, a pantry area, or simply a spot to organise day-to-day essentials, this room offers useful square footage with plenty of potential. It provides access to both the rear garden through another UPVC door and a separate internal storage room via a wooden door. With two UPVC double glazed windows allowing in natural light and tiled-effect vinyl flooring, it's a bright and functional extension of the living space, just waiting to be made your own.

Storage Room
A practical and well-proportioned space featuring built-in shelving, making it an ideal spot for storing garden tools, outdoor gear, or seasonal items. Whether you're an avid gardener or simply need that extra bit of room to keep things organised, this storage area is a valuable addition to the home.

First Floor Accommodation

Landing
The landing provides access to the three bedrooms, family bathroom and a built-in storage cupboard offering practical organisation. Essential features include a ceiling light, smoke alarm and loft access.

Bedroom One
The main bedroom, located at the rear of the property, is generously-sized, allowing for plenty of room for a double bed and additional furniture. A large UPVC double-glazed window provides natural light with fields over neighbouring fields, as well as wood effect laminate flooring, a radiator, ceiling light and power points. The room houses two built-in cupboards which can be utilised perfectly as built-in wardrobes or as extra storage solutions, keeping the room neat and tidy.

Bedroom Two
Positioned at the front of the property, this spacious double bedroom benefits from a large UPVC double-glazed window that fills the room with natural light. Complete with a ceiling light, radiator, wood effect laminate flooring and power points, it offers ample space to comfortably accommodate a variety of bedroom furniture.

Bedroom Three
Perfectly suited as a nursery, home office, or guest room, the third bedroom also faces the front and enjoys plenty of natural light through its UPVC double-glazed window. The room features a ceiling light, radiator, power points, wood effect laminate flooring and a handy over-stairs storage cupboard, providing both practicality and comfort in a cosy space.

Bathroom
Fitted with a three-piece suite comprising a W.C., pedestal wash basin with mixer tap, and a panelled bath complete with mixer tap and shower attachment. The space is finished with partially tiled walls, a ceiling light, vinyl flooring, a radiator and a UPVC double glazed frosted window to the rear elevation.

Tel: 01352 711170

External

The front garden is laid to lawn, offering a simple, low-maintenance approach that adds to the property's kerb appeal. At the rear, a paved garden provides an outdoor space that's easy to care for, perfect for those looking to enjoy the outdoors without the upkeep. The area also houses the property's oil tank and benefits from a gated access point leading directly to the road, ideal for convenient bin access and day-to-day practicality. With a little imagination, this outside space could be turned into a lovely spot to unwind or entertain.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

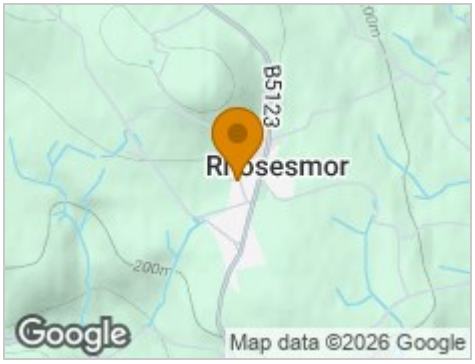
INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

Road Map

Hybrid Map

Terrain Map

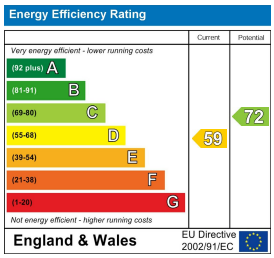


Floor Plan

Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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