REID & ROBERTS

INDEPENDENT ESTATE AGENTS

17 Llys Enfys

Rhosesmor, Mold, CH7 6QB

Offers Over £160,000

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Accommodation Comprises
A pathway leads to the canopied entrance with a step up to the UPVC front entrance door, opening into:

Hallway
With wood-effect laminate flooring, radiator and staircase rising to the First Floor Accommodation. Doors provide access to the Lounge, Kitchen/Diner, Downstairs W.C. and a versatile additional room. The hallway also benefits from three useful storage cupboards and a further cupboard housing the boiler.

Living Room
Featuring a UPVC double glazed window to the front elevation, wood-effect laminate flooring and an electric fireplace providing an attractive focal point. Radiator, power points and ample space for a range of living room furniture.

Kitchen / Diner
Fitted with a range of wall and base units with complementary worktop surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor fan over, with tiled splashbacks. Under-counter fridge/freezer, together with additional space for a further freestanding fridge/freezer. Finished with tile-effect vinyl flooring, radiator and UPVC double glazed windows overlooking the rear elevation.

Downstairs W.C
Fitted with a low flush W.C. and corner wash hand basin with taps over. Featuring panelled walls, wood-effect laminate flooring, radiator and a UPVC double glazed frosted window to the rear elevation.

Versatile Room - Storage Room / Study
A useful and adaptable space, ideal for use as a study, play room or additional Storage Room. Featuring tiled flooring, a UPVC double glazed window to the rear and side elevation and a door providing direct access into the rear garden.

First Floor Accommodation

Landing
With loft access and doors leading to all three Bedrooms, the Family Bathroom and a useful storage cupboard.

Bedroom One
Featuring a UPVC double glazed window to the front elevation, wood-effect laminate flooring, radiator and power points, with ample space for a range of bedroom furniture.

Bedroom Two
With a UPVC double glazed window overlooking the rear elevation, radiator and power points. Benefiting from an open wardrobe area with hanging rail and ample space for additional bedroom furniture.

Bedroom Three
Featuring a UPVC double glazed window to the front elevation, radiator, power points and a useful over-stairs storage cupboard. A versatile room, ideally suited as a Child's Bedroom, Nursery or Home Office.

External
To the front of the property you will find a mainly laid to lawn garden with a path leading to the canopied entrance with step up to front door. To the rear of the property you will find an easy maintenance paved garden as well as the oil tank.

Shower Room
Fitted with a modern three-piece suite comprising a vanity unit providing useful storage with wash hand basin and mixer tap over, back-to-wall W.C. and a spacious walk-in shower. Featuring tiled walls, wood-effect laminate flooring, a contemporary tall radiator and a UPVC double glazed frosted window to the rear elevation.

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.

Tel: 01352 711170

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.

ESTAS Best in Postcode Award Winners 2026

Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Road Map

Hybrid Map

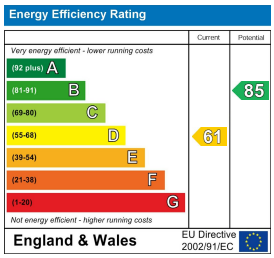
Terrain Map

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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