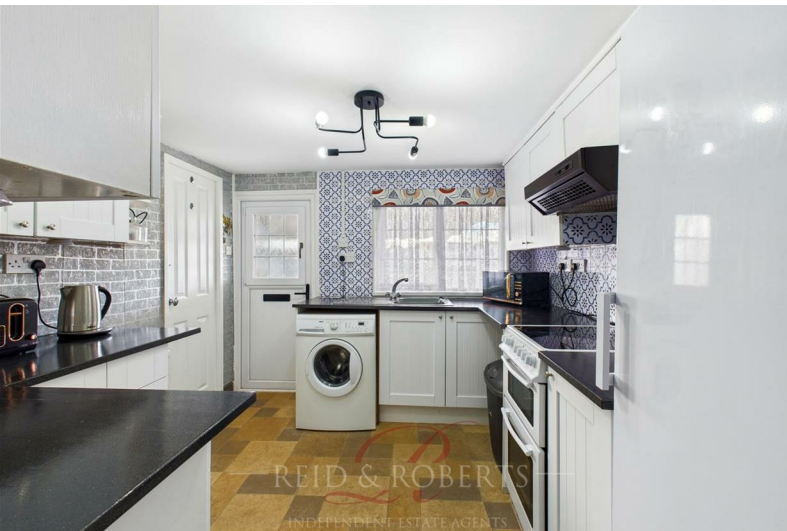




## 127 Willow Park Gladstone Way

Mancot, Deeside, CH5 2TZ

Offers Over £90,000



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## Lounge

A spacious full-width reception room with laminate wood-effect flooring, coved and textured ceiling, and two large bay-style UPVC double-glazed windows with newly fitted panes. There is a matching UPVC stable-style door providing a second entrance, wall lights, and panelled walls. The feature TV unit houses an electric fire, creating a warm and welcoming focal point.

## Kitchen

Accessed via a UPVC double-glazed stable-style door with frosted inset glass. The kitchen offers a range of wall and base units with granite-effect worktops, a stainless steel sink with drainer and mixer tap, space for an electric oven with extractor over, and plumbing for a washing machine. There is also space for both a freestanding fridge freezer and an undercounter fridge. Vinyl flooring, double panel radiator, central ceiling light point, and UPVC double-glazed window to the side elevation.

## Hallway

Central ceiling light point and access to the master bedroom and bathroom.

## Bathroom

Recently refitted with a new three-piece suite comprising a double walk-in shower with rainfall and handheld showerheads, a vanity unit with wash basin and mixer tap, and a low flush WC. UPVC panelled walls, new vinyl flooring, frosted UPVC double-glazed window with top opener, and built-in shelving for additional storage.

## Bedroom One

Generous double bedroom featuring a fitted

wardrobe with mirrored sliding doors, hanging rails and shelving, a single panel radiator, and a UPVC double-glazed window with side opener. There is also a storage cupboard housing the combination boiler, which was recently serviced.

## Bedroom Two

Accessed directly from the kitchen, featuring a single panel radiator, central ceiling light point, and UPVC double-glazed window to the rear elevation with side opener.

## Outside

Set on a generous private plot with two separate low-maintenance garden areas, both laid with decorative gravel and paved seating spaces. There are two sheds providing useful storage, a covered UPVC veranda with decking, and multiple gates giving access to various sections of the garden. The driveway provides off-road parking for two to three cars. The entire plot is enclosed with secure fencing, surrounded by mature trees and shrubs for added privacy.

Ground Rent is £263 PCM

Includes Water Rates and Sewerage.

COUNCIL TAX BAND - A

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## 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

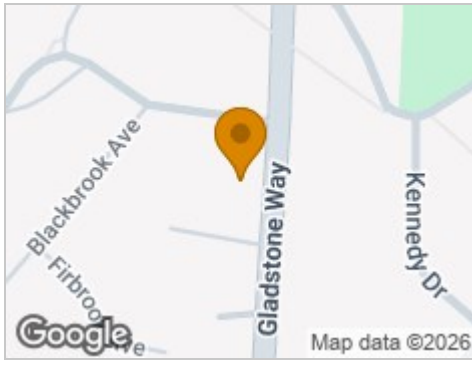
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## INDEPENDENT MORTGAGE ADVICE

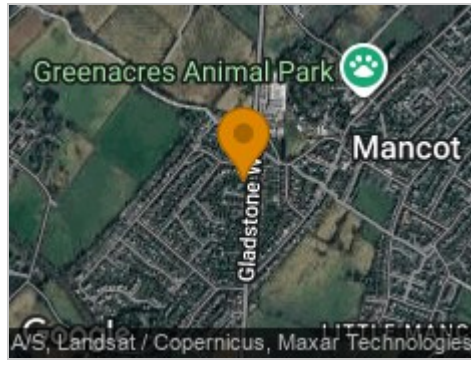
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## Road Map



## Hybrid Map



## Terrain Map



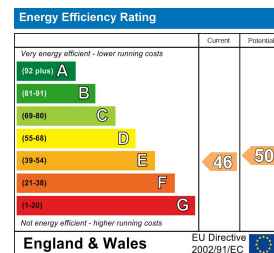
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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