



24 Lllys Wylfa

Mynydd Isa, Mynydd Isa, CH7 6XB

£220,000



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Property Description

Reid & Roberts Estate Agents are delighted to offer this well proportioned and tastefully presented three bedroom semi detached property, ideally situated within a popular residential location.

Boasting spacious accommodation throughout, this home is perfectly suited to families or first time buyers. The property is entered via a welcoming hallway, which provides access to the well appointed kitchen, featuring a range of wall and base units, integrated appliances, and direct access to the rear garden. The open plan layout continues into a bright and airy lounge with a charming bay window and a feature recessed chimney breast with oak beam. This flows seamlessly into the dining room, which benefits from double doors opening onto the rear garden making this property ideal for both everyday living and entertaining.

Upstairs, the property offers two generous double bedrooms and a third single room, currently utilised as a walk in wardrobe but equally suited to a nursery or home office. The modern family bathroom is fitted with a three piece suite including an electric shower over the bath and finished with stylish tiled walls and flooring. Externally, the rear garden provides a generous patio area perfect for al fresco dining, with a tiered lawn beyond offering a pleasant and private outdoor space. A detached garage sits within the garden, featuring a counterweight door, UPVC window, power, and lighting. Currently used as a home gym, the garage offers excellent potential as a workshop, additional storage, or secure parking.

Located in the sought after village of Mynydd Isa, this property enjoys a desirable setting just a short distance from the popular market town of Mold. The area offers a strong sense of community, well regarded local schools, and a range of everyday amenities including shops, pubs, and parks. With excellent transport links to Chester, Wrexham, and beyond, Mynydd Isa is a popular choice for families and commuters alike, combining the charm of village living with convenient access to larger towns and cities.

Accommodation Comprises

The property is approached via a tarmac driveway leading to a UPVC front door with frosted glass inserts.

Entrance Hallway

Accessed via a UPVC front door with frosted glass inserts, the hallway features wood effect laminate flooring, a double panel radiator, wall light point, textured and coved ceiling, and an understairs storage cupboard. Stairs rise to the first floor accommodation and there is an open archway leading into the kitchen.

Kitchen

Fitted with a range of wall and base units with wood effect work surfaces, the kitchen includes an integrated electric oven and grill, electric hob with extractor hood over, and a composite one and a half bowl sink with mixer tap. Additional features include a wall mounted combination boiler, splashback tiling, space for a freestanding fridge freezer, recessed spotlighting, and wood effect laminate flooring. A serving hatch opens into the dining room, while a UPVC double glazed door with matching side window provides access to the rear garden.

Lounge

A spacious and bright reception area with a large bay window to the front elevation, coved ceiling, TV aerial socket, and an oak beam over a recessed chimney breast. An open archway leads through to the dining room.

Dining Room

Featuring UPVC double doors leading out to the rear garden, this space also includes a coved ceiling and a double panel radiator, making it perfect for family dining or entertaining.

Landing

Stairs from the hallway rise to a well lit landing with a UPVC double glazed window to the side elevation, coved ceiling, and loft access point.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath with electric shower over and fully tiled enclosure, a wash basin with waterfall mixer tap, and a low flush WC. The room is completed with tiled flooring, part tiled walls, extractor fan, and a frosted UPVC double glazed window to the rear.

Bedroom One

A generous double room to the front of the property with a large UPVC double glazed window featuring side and top openers, coved ceiling, TV aerial socket, and double panel radiator.

Bedroom Two

Another spacious double room with a UPVC double glazed window to the rear elevation, coved ceiling, double panel radiator, and a built in storage cupboard with slatted shelving.

Bedroom Three

Currently used as a walk in wardrobe, this versatile space could easily be adapted as a child's bedroom, nursery, or home office. It includes a UPVC double glazed window to the front elevation and a double panel radiator.

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Garden

The rear garden offers a generous patio area, ideal for al fresco dining and outdoor entertaining. Beyond the patio lies a tiered lawn, providing a pleasant and versatile outdoor space.

Garage

Situated within the garden is a detached garage featuring a counterweight door and a UPVC window to the side elevation. With power and electricity connected, the garage is currently utilised as a home gym but offers flexibility for use as a workshop, secure storage, or to accommodate a vehicle.

EPC Rating E

Council Tax Band C

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

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

Looking For 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. Telephone Mold office on 01352 700070

Misrepresentation 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.

Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

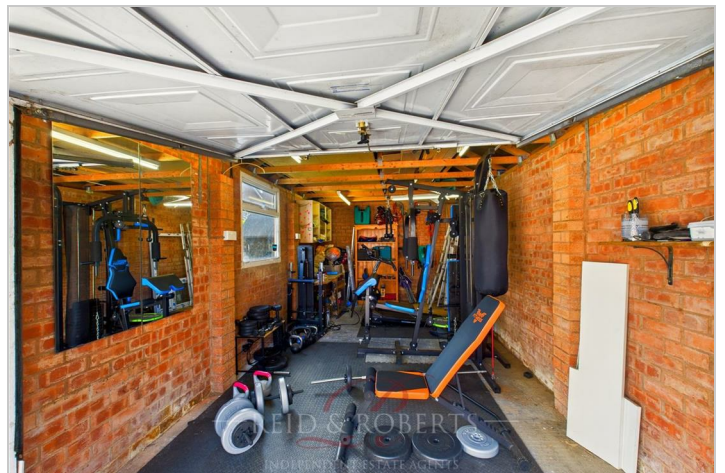
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



Hybrid Map



Terrain Map



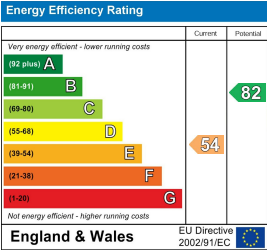
Floor Plan



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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