



## 31 Uwch Y Nant

Mynydd Isa, Mold, CH7 6YP

£220,000



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## Accommodation Comprises

Accessed via a paved front path leading through a low-maintenance garden a Upvc front door with decorative frosted glass panels leads you into the entrance hallway.

## Entrance Hallway

A welcoming space providing access to all rooms, featuring a coved ceiling, central ceiling light point, smoke alarm, double panel radiator, and loft access. The hallway benefits from both a useful storage cupboard housing the meters and a separate airing cupboard accommodating the water tank with additional storage space.

## Lounge

A bright and inviting living space with a UPVC double glazed window to the side elevation, coved ceiling, and double panel radiator. A standout feature is the elegant electric fire set within a decorative surround with a polished brass-effect inset, creating a stylish focal point.

## Kitchen

Modern and well-appointed with a range of soft-close wall, base and drawer units. Featuring a Beko gas hob with electric oven, stainless steel splashback and extractor, sink with mixer tap, and space for appliances, including an integrated washing machine which will be included. Further benefits include recessed spotlights, a radiator, Ideal boiler, and access to the rear porch.

## Rear Porch

A practical addition with surrounding UPVC double glazing and access to the rear garden, complete with laminate flooring.

## Shower Room

Contemporary and fully fitted with a corner shower cubicle and electric shower, vanity unit with wash basin, low flush WC, tiled walls, wet-room style flooring, extractor fan, and frosted window.

## Master Bedroom

A spacious bedroom featuring fitted wardrobes with ample storage, a side-facing window, and radiator.

## Bedroom Two

A well-proportioned room with fitted wardrobes including sliding mirrored doors, shelving, and hanging space, along with a front-facing window and radiator.

## External

### Garden

Occupying a generous wraparound plot, the property benefits from beautifully maintained, low-maintenance gardens to both the front and rear, designed with ease of upkeep in mind. The gardens are predominantly laid with decorative stone, complemented by established shrubs, planting, and paved areas, creating a clean and attractive finish with no lawn to maintain.

A paved pathway leads to the entrance, while a driveway provides off-road parking and access to the detached garage. The rear garden is private and enclosed, featuring a combination of seating areas, ideal for relaxing or entertaining, all bordered by hedging and brick walls.

**EPC Rating - D**

**Council Tax Band - D**

### 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.

### 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

### 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

### Loans and Repayments

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

### 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.



## Road Map



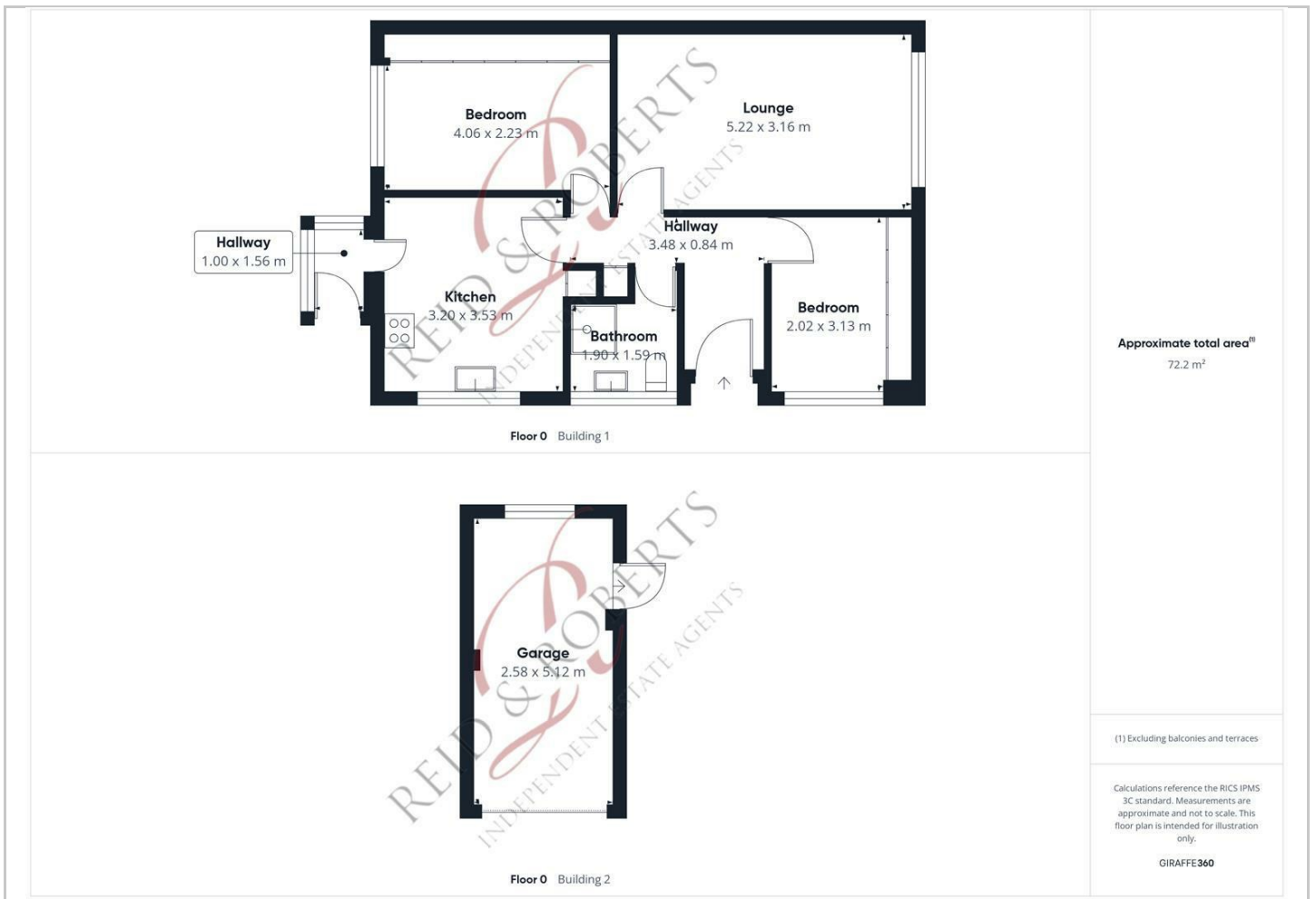
## Hybrid Map



## Terrain Map



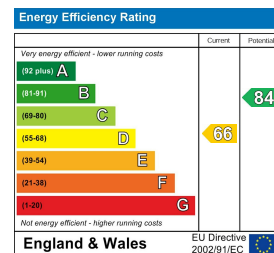
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.