REID & ROBERTS

INDEPENDENT ESTATE AGENTS

5 Heol Y Goron

Leeswood, Mold, CH7 4RN

Offers Over £150,000

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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present to the market this spacious three-bedroom semi-detached home, occupying a generous plot within a well-established residential area.

Offering excellent potential throughout, this property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. The accommodation briefly comprises an entrance hallway, spacious lounge, kitchen/dining room, three well-proportioned bedrooms and a first floor wet room. Externally, the property benefits from off-road parking, a front lawn with access ramp, and a generous enclosed rear garden offering excellent scope for landscaping or the addition of a garden room or garage, subject to any necessary consents.

Situated within a popular residential location, the property is conveniently placed for a range of local amenities, schools, shops and transport links, making it an ideal purchase for first-time buyers, families or investors seeking a renovation project with excellent potential.

Accommodation Comprises

The property is approached through double metal gates opening onto a driveway providing off-road parking for two vehicles. A concrete access ramp with handrails leads to the front entrance, making access convenient, while a small lawned garden sits alongside the pathway, enclosed by panel fencing.

Entrance Hallway

A uPVC double glazed frosted entrance door opens into the welcoming reception hall, featuring stairs rising to the first floor accommodation, a single panel radiator, picture rail, textured ceiling, smoke alarm and a uPVC double glazed window to the side elevation allowing natural light into the space. The hallway also benefits from tiled flooring, currently covered with removable floor tiles, and provides access to the principal ground floor accommodation.

Lounge

A bright and generously proportioned reception room enjoying a large uPVC double glazed window to the front elevation, allowing an abundance of natural light to fill the room. Additional features include a double panel radiator, textured ceiling with central ceiling light point and a door leading through to the kitchen/dining room, creating a practical flow throughout the ground floor.

Kitchen / Dining Room

Positioned to the rear of the property, the kitchen offers a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer unit. There is space and plumbing for a washing machine and dishwasher, space for a gas cooker and freestanding fridge freezer, together with a wall-mounted Worcester gas central heating boiler.

The room benefits from vinyl flooring, tiled splashbacks, a double panel radiator, textured ceiling with extractor fan and ceiling light, whilst two uPVC double glazed windows overlook the rear garden with an additional side elevation window providing further natural light. A useful under-stairs storage cupboard offers excellent pantry or household storage space.

First Floor Accommodation

Landing

A spacious landing providing access to all first floor rooms and benefiting from exposed floorboards, picture rail, textured ceiling, smoke alarm, loft access hatch and a useful built-in storage cupboard with shelving. A uPVC double glazed window to the side elevation provides additional natural light.

Bedroom One

A spacious principal bedroom positioned to the front of the property, offering ample space for a double bed and additional bedroom furniture, with potential for fitted wardrobes. The room features a picture rail, single panel radiator, textured ceiling with central light point and a uPVC double glazed window overlooking the front elevation.

Bedroom Two

A further generous double bedroom enjoying views over the rear garden through a uPVC double glazed window. The room benefits from a picture rail, textured ceiling, central ceiling light point and single panel radiator, creating a comfortable and versatile bedroom suitable for a range of uses.

Bedroom Three

A well-proportioned single bedroom situated to the front elevation. Whilst ideally suited as a child's bedroom, nursery or home office, the room offers flexibility and could accommodate a small double bed if required. Finished with a picture rail, textured ceiling, central ceiling light point, single panel radiator and uPVC double glazed window to the front elevation.

Wet Room

The property benefits from a practical wet room comprising a low flush WC, pedestal wash hand basin and walk-in shower area fitted with a wall-mounted electric shower and curtain rail. The room is finished with fully tiled walls, wet room flooring, a heated towel rail, additional single panel radiator, wood-panelled ceiling incorporating extractor fan and ceiling light, together with a frosted uPVC double glazed window to the rear elevation.

External

Rear Garden
The generous rear garden is predominantly laid to lawn and offers excellent outdoor space for families or keen gardeners. A paved patio provides an ideal seating and entertaining area, with a hardstanding suitable for a garden shed. The size of the plot also offers excellent potential for the addition of a detached garage, workshop or home office, subject to the necessary planning permissions and building regulations.

EPC RATING -

COUNCIL TAX BAND -

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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

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

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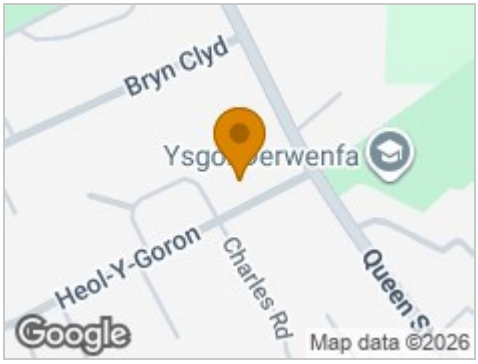
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
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.

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Road Map



Hybrid Map

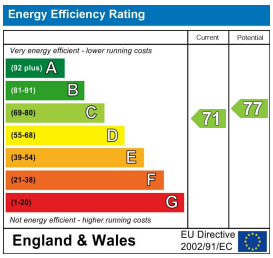
Terrain Map

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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