



## 2 Ffordd Derw

Leeswood, CH7 4UD

Offers Over £210,000



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## Property Description

Reid & Roberts Estate Agents are delighted to present this beautifully appointed three-bedroom semi-detached family home, situated within a sought-after residential development in the popular village of Leeswood.

Offering stylish and well-maintained accommodation throughout, this attractive home is ideal for first-time buyers, growing families, and those looking to enjoy modern village living with excellent access to local amenities, schools, countryside walks, and commuter routes to Mold, Wrexham, and Chester.

The property benefits from a spacious lounge, contemporary high-gloss kitchen with integrated appliances, separate utility room, three well-proportioned bedrooms, a modern family bathroom, landscaped rear garden, garage, and driveway parking. Thoughtfully improved by the current owners, the home offers a fantastic blend of practicality and modern comfort, with features including Honeywell heating controls, under-unit lighting, and ample storage throughout.

Externally, the landscaped rear garden provides a wonderful space for outdoor entertaining and family enjoyment, whilst the garage and driveway offer excellent off-road parking facilities.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

## Accommodation Comprises

### Entrance Porch

A welcoming entrance space with tiled flooring, recessed spotlighting, double glazed window to the side elevation and useful storage cupboard housing the electrical consumer unit. Composite entrance door and internal glazed wooden door leading into the lounge.

### Lounge

A spacious and inviting reception room featuring a double glazed window to the front elevation, electric log-effect fireplace, recessed ceiling spotlighting, television point, Honeywell heating system thermostat, double panel radiator, under-stairs storage cupboard and staircase rising to the first-floor accommodation.

### Kitchen

Fitted with a contemporary range of high-gloss wall, base and drawer units with complementary work surfaces over. Integrated appliances include an electric oven, grill, microwave and four-ring electric hob

with extractor hood above. Further benefits include a breakfast bar, one-and-a-half bowl stainless steel sink unit, under-cabinet and plinth lighting, tiled flooring, splashback tiling, radiator, double glazed window overlooking the rear garden and a useful under-stairs pantry/storage cupboard.

### Utility

A generously sized utility space fitted with additional wall and base units, stainless steel sink unit, plumbing for washing machine and tumble dryer, wall-mounted boiler, tiled flooring, rear patio doors providing garden access, alarm control panel and internal access into a alleyway/storage area.

### First Floor Landing

Galleried landing with frosted double glazed side window, loft access hatch and access to all first-floor accommodation.

### Bedroom One

A spacious double bedroom with fitted mirrored sliding wardrobes, double glazed window overlooking the rear garden, television point and radiator.

### Bedroom Two

A further well-proportioned double bedroom with double glazed window to the front elevation and radiator.

### Bedroom Three

A comfortable single bedroom with front-facing double glazed window, radiator and useful built-in storage cupboard over the stair recess.

### Bathroom

Beautifully appointed with a modern three-piece suite comprising a P-shaped bath with waterfall mixer tap, mains-fed rainfall shower and handheld attachment, vanity wash hand basin and low-flush WC. Fully tiled walls and flooring, recessed spotlighting, PVC panelled ceiling, frosted rear window and useful built-in storage cupboard with shelving.

### External

#### Rear Garden

To the rear is a beautifully landscaped garden featuring a tiled patio seating area leading onto a raised lawn. The garden is enclosed by fencing, providing a safe and private outdoor environment, and benefits from an aluminium storage shed, side access and a UPVC door leading into the garage.

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### Garage

A useful single garage positioned to the side of the property, offering excellent storage and secure parking facilities. Benefiting from power and lighting, the garage is accessed via an up-and-over door to the front elevation, making it a practical extension of the home.

### EPC Rating - C

### Council Tax Band - C

### 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.**

### 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

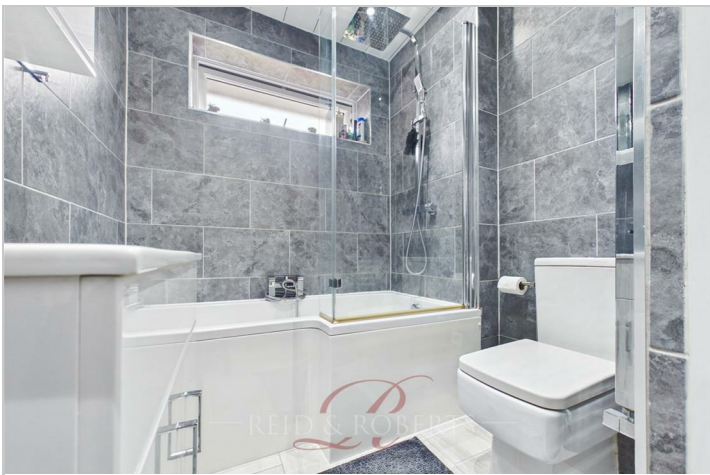
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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

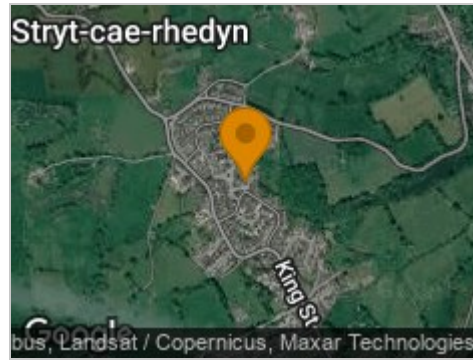
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



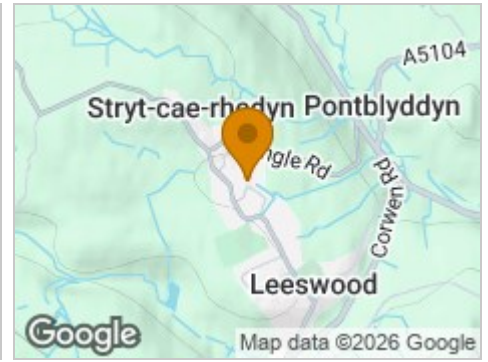
## Road Map



## Hybrid Map



## Terrain Map



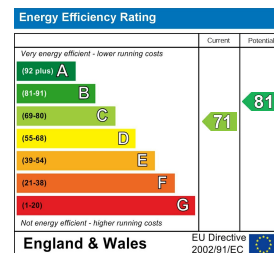
## Floor Plan



## 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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