

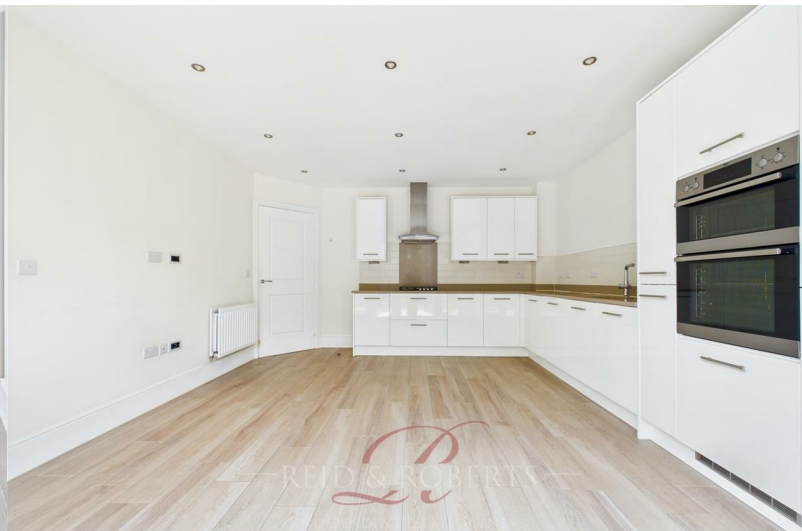


51 Ffordd Glynne

Penymynydd, CH4 0TW

£394,995

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Accommodation Comprises

A tarmacadam driveway providing 'off road' parking for two vehicles leads up to:

Entrance Hallway

Accessed via a composite front door with frosted double-glazed side panel. Stairs rising to first floor, panelled radiator, power point, and internal door leading into garage.

Lounge

With a front-facing uPVC double glazed window that allows in plenty of light, a panelled radiator, TV aerial point, telephone point, and multiple power sockets.

Open Plan Kitchen

A modern and well presented kitchen that is fitted with a range of wall, base, and drawer units with complementary worktops and tiled splashbacks. Integrated oven, hob, and extractor hood, with further integrated appliances. Inset stainless steel sink unit with mixer tap. uPVC double glazed window to rear elevation and French doors to rear garden. Panelled radiator, tiled flooring, ample space for dining furniture.

Utility Room

Additional work surface and inset sink, plumbing for washing machine and dryer. Door to ground floor W/C. Radiator and power points.

Downstairs WC

A modern two piece suite that comprises of a low-level WC, wash hand basin, frosted uPVC double glazed window to side elevation, radiator.

Stairs Rise to the First Floor Accommodation

Landing

Providing access to the loft, storage cupboard, and doors to all bedrooms and bathroom.

Principle Bedroom

A generous double bedroom with built-in wardrobes, front-facing uPVC double glazed window, panelled radiator, multiple power points, and access to ensuite.

En Suite

A well designed space with a double shower cubicle with glazed sliding screen, low-level WC, wall-mounted vanity wash hand basin, tiled splashbacks, extractor fan, radiator, and frosted uPVC double glazed window to front elevation.

Bedroom Two

Double bedroom with rear-facing uPVC double glazed window, panelled radiator, fitted wardrobes, and multiple power points.

Bedroom Three

Double bedroom with front-facing uPVC double glazed window, panelled radiator, fitted wardrobes, and multiple power points.

Bedroom Four

Double bedroom with rear-facing uPVC double glazed window, panelled radiator, fitted wardrobes, and multiple power points.

Bathroom

The immaculate three piece suite comprises of a panelled bath with wall-mounted shower over and glazed screen, low-level WC, wall-mounted vanity basin with storage beneath, chrome heated towel rail, part-tiled walls, and frosted uPVC double glazed window to side elevation.

Garden

The rear garden offers a spacious block-paved patio, perfect for outdoor dining and entertaining, with steps leading to a well-maintained raised lawn enclosed by fencing for privacy and security. The garden also enjoys attractive open views to the rear. To the front, the property benefits from a low-maintenance garden, driveway providing parking for two vehicles, and an integral garage with up-and-over door, complete with power and lighting.

Council Tax Band - F

EPC Rating - B

Tel: 01352 700070

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

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

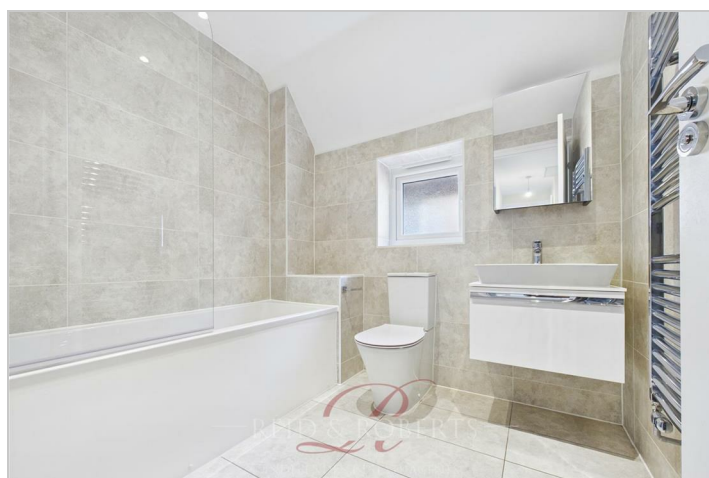
MONDAY - FRIDAY 9.00am - 5.30pm

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.



Road Map



Hybrid Map



Terrain Map



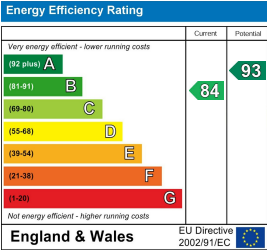
Floor Plan



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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