



## 24 Llys Argoed

Mynydd Isa, Mold, CH7 6TX

Offers Over £220,000



# 24 Llys Argoed

Mynydd Isa, Mold, CH7 6TX

Offers Over £220,000



## Entrance Hallway

A composite front door with double-glazed frosted decorative panels opens into a spacious hallway, setting the tone for this home's potential. A frosted aluminium-framed side window allows in natural light, while carpeted flooring adds warmth. The hallway provides access to the lounge, cloakroom storage cupboard, and the staircase leading to the first floor.

## Cloakroom

A handy storage cupboard located within the hallway, perfect for coats, shoes, and household essentials. The electric fuse board is also housed here.

## Lounge

A bright and spacious lounge featuring a large double-glazed aluminium-framed window with a side opener, allowing for plenty of natural light. A modern electric fire, set on a marble-effect hearth with matching inset and wooden surround, serves as an attractive focal point. Other features include a double-panel radiator, central ceiling light, and carpeted flooring. A wide opening leads through to the dining area, creating an open and sociable living space.

## Dining Area

Ideal for family meals and entertaining, the dining area features a central ceiling light, double-panel radiator, and smoke alarm. Large UPVC patio doors, with matching glazed side panels, open into a lean-to, offering additional storage or utility space. A door leads directly into the kitchen.

## Lean To

UPVC units with glass panels and door into rear garden. This room is ideal for a seating area.

## Kitchen

The kitchen is fitted with a range of wooden wall and base units, complemented by stylish worktops. A stainless steel sink unit with a mixer tap and drainer is positioned beneath a double-glazed aluminium-framed window, overlooking the rear garden. The space also includes: Built-in electric oven and grill (eye level)

Four-ring electric hob with extractor fan

Space for a washing machine, under-counter fridge, and full-sized fridge-freezer

Splashback tiling, tiled flooring, and wall-mounted thermostat controls

## Landing

The carpeted staircase leads to the first-floor landing, where a frosted aluminium-framed double-glazed side window allows in natural light. A built-in airing cupboard with shelving provides extra storage, and doors lead to all three bedrooms and the family bathroom.

## Bedroom One

A spacious double bedroom featuring a double-glazed aluminium-framed window with a side opener, allowing for fresh air and natural light. The room is equipped with built-in wardrobes with sliding doors, a double-panel radiator, a central ceiling light with a fan, a phone point, and carpeted flooring.

## Bedroom Two

Positioned at the rear of the property, this generous double bedroom enjoys stunning views of the mountains beyond the garden through its double-glazed aluminium-framed window. The room is fitted with a double-panel radiator and carpeted flooring, making it a peaceful retreat.

## Bedroom Three

This single bedroom overlooks the front of the property through a double-glazed aluminium-framed window. Ideal as a child's bedroom, guest room, or home office, it features a single-panel radiator, a TV extension point, a central ceiling light, and carpeted flooring.

## Family Bathroom

The three-piece family bathroom suite includes a fully tiled bath with a mixer tap and shower attachment, a pedestal sink unit, and a low-flush WC. Fully tiled walls, vinyl flooring, and a single-panel radiator add to the practicality of this space. A frosted double-glazed aluminium-framed window to the rear provides privacy while allowing in natural light.

## Front Garden & Parking

The property is approached via a tarmac driveway, providing off-road parking for up to three vehicles. A wooden panel gate to the side allows for additional parking and access to the garage. The front garden is mainly laid to lawn, offering a fantastic size for outdoor enjoyment. Mature hedging, trees, and flowering shrubs create a private and picturesque setting. A charming stone seating area adds to the garden's appeal.

## Wrap-Around & Rear Garden

One of the standout features of this home is its impressive wrap-around garden, providing multiple outdoor spaces for relaxation and entertainment. Originally designed and maintained by a landscape gardener, it boasts Magnolia trees, mature hedging, and an array of flowering plants. A paved pathway leads around the side of the property, where you'll find a gravelled area with ornamental grasses and shrubs.

The rear garden offers multiple paved patio areas, ideal for outdoor

Tel: 01352 700070

dining, entertaining, or relaxing in the sun. A small lawned section sits to the right-hand side, complete with a charming feature water fountain. Towards the back, a step-up leads to a raised patio area, providing a fantastic space for summer gatherings.

#### Property is Sold as Seen

Please note the property is being sold as seen and has been priced to reflect its current condition. This presents an excellent opportunity for buyers looking to renovate or improve a property to their own specification.

#### EPC - D

#### Council Tax Band D

#### 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

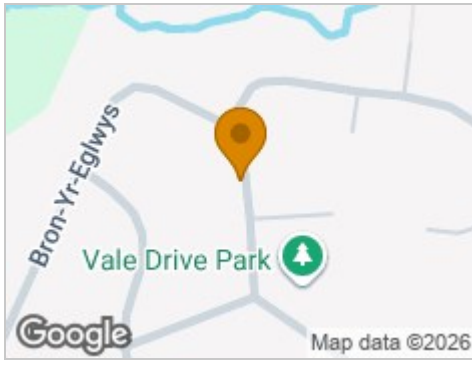
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### 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



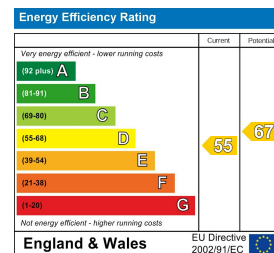
## Floor Plan



## 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



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.