REID & ROBERTS

INDEPENDENT ESTATE AGENTS

4 Cwm Close

Mynydd Isa, Mold, CH7 6XJ

Offers In The Region Of £230,000

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Accommodation Comprises

The property is approached via a brick-paved driveway, extending to the side and providing off-road parking for approximately four vehicles, together with access to the detached single garage. The bungalow can be entered either through a uPVC door into the porch or via a further uPVC double-glazed entrance door opening directly into the kitchen.

Porch

A useful and practical entrance to the home with wood-effect laminate flooring and ample space for shoe and coat storage. uPVC double-glazed windows to the front and side elevations allow plenty of natural light into the space. A wooden internal door opens into the kitchen.

Kitchen

A well-appointed kitchen fitted with a contemporary range of high-gloss white wall, base and drawer units, complemented by marble-effect work surfaces and tiled splashbacks. Incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap, electric hob with extractor hood over, integrated eye level oven and built-in microwave. The kitchen continues through into an open, connected section housing the fridge/freezer and additional fitted cupboard storage, with a continuation of the wood effect laminate flooring and recessed spotlighting throughout. Further features include plumbing for a washer/dryer and a uPVC double glazed window to the side elevation. A uPVC double glazed external door provides an additional entrance into the property from the side.

Lounge / Dining Room

A particularly generous and versatile reception room, comfortably providing enough space for both a substantial lounge arrangement and a separate dining area. A large uPVC double glazed window to the front elevation allows an abundance of natural light into the room, while the feature electric coal effect fire with marble effect surround creates an attractive focal point. Further features include wood effect laminate flooring, central ceiling lighting, radiator and television and telephone points.

Inner Hallway

Providing access to both bedrooms and the shower room, with a useful built in storage cupboard offering ample additional storage. Loft access point and central ceiling light.

Shower Room

Fitted with a modern three-piece suite comprising a corner shower enclosure with mains-fed shower incorporating both waterfall and handheld attachments, wash hand basin set within a soft close vanity drawer unit and low-flush WC. The shower area benefits from practical PVC wall panelling, while additional features include vinyl flooring, heated towel rail, recessed spotlighting, PVC-panelled ceiling and frosted uPVC double-glazed window to the side elevation.

Main Bedroom

A generous double bedroom benefiting from an excellent range of fitted wardrobes with mirrored sliding doors, providing extensive storage while helping to maximise the feeling of space within the room. Matching fitted bedside units provide further useful storage, while a uPVC double glazed window overlooks the rear elevation. Radiator, central ceiling light point and power points.

Bedroom Two

Another well proportioned double bedroom, benefiting from fitted wardrobes with sliding doors together with a useful fitted corner desk, making the room particularly versatile for those requiring an occasional home working area. A vertical radiator and central ceiling light complete the room, while sliding doors open directly into the conservatory.

Conservatory

A lovely addition to the property, positioned to the rear and enjoying views over the garden. Constructed with uPVC double glazed windows set upon a dwarf brick wall and featuring tiled flooring, power points and central ceiling lighting. A uPVC sliding patio door provides direct access onto the rear patio and garden, making this an ideal space to enjoy throughout the warmer months.

External

Front & Driveway

The property is approached via a brick-paved driveway, extending alongside the bungalow and providing generous off-road parking for approximately four vehicles. The driveway also provides access to the detached single garage.

Rear Garden

A particular highlight of the home is the beautifully established and private rear garden, which enjoys an excellent degree of seclusion and is not directly overlooked. Immediately adjoining the conservatory is a paved patio area, providing an ideal setting for alfresco dining, entertaining or simply relaxing outdoors. From here, a pathway leads down to a further paved seating area and onto the lawned garden beyond. The garden features a variety of established planting and mature fruit trees, including apple and pear trees, creating an attractive outdoor space with plenty of interest throughout the seasons.

Tel: 01352 700070

Garage
A detached single garage accessed from the driveway via an up-and-over door and benefiting from light and power, providing useful secure parking, workshop potential or additional storage.

EPC RATING - TBC

Council Tax Band - C

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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.

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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.

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.

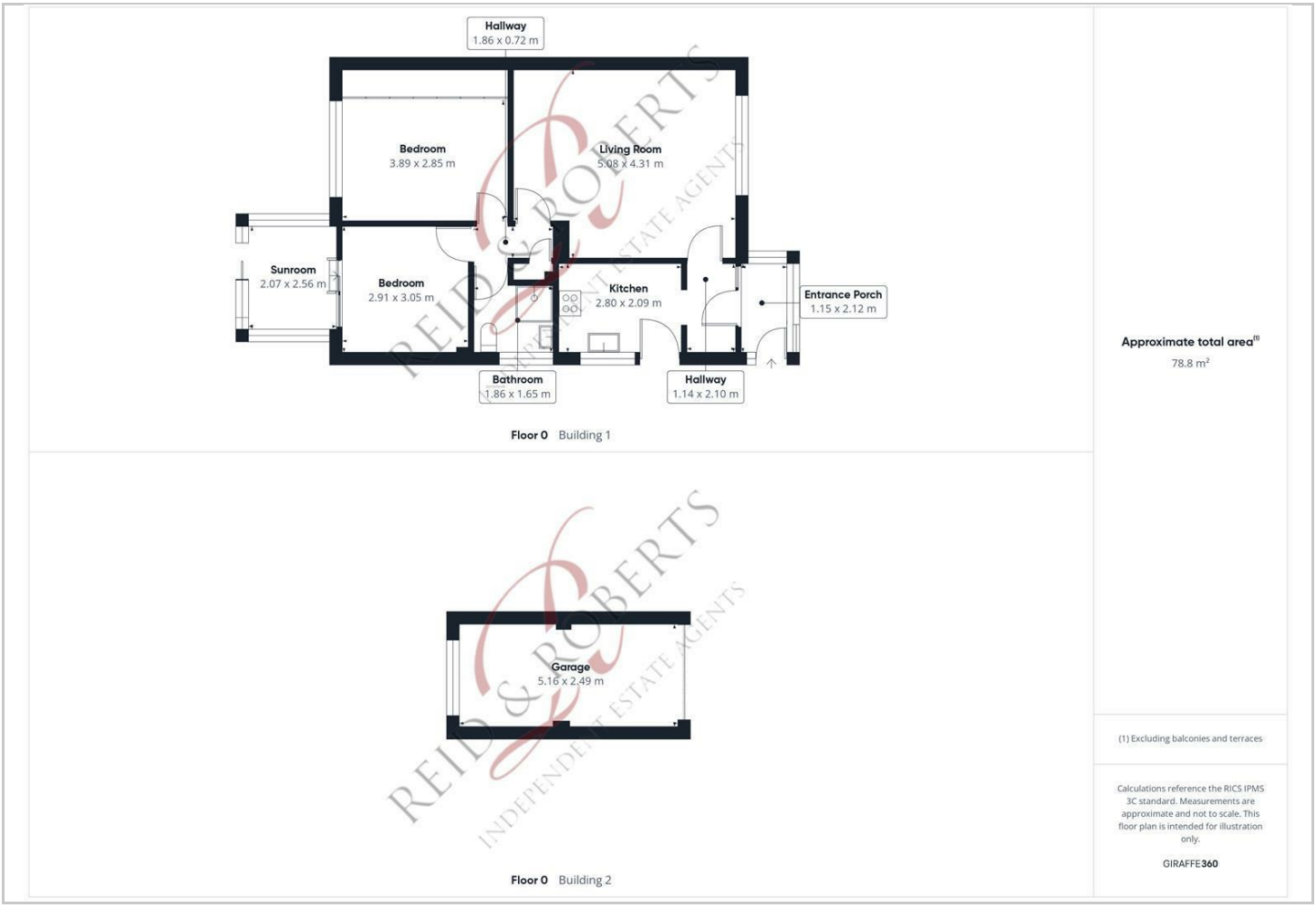
Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Road Map

Hybrid Map

Terrain Map

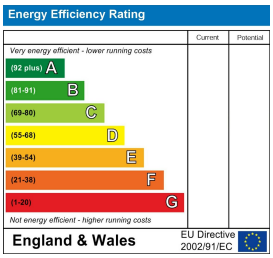
Floor Plan



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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