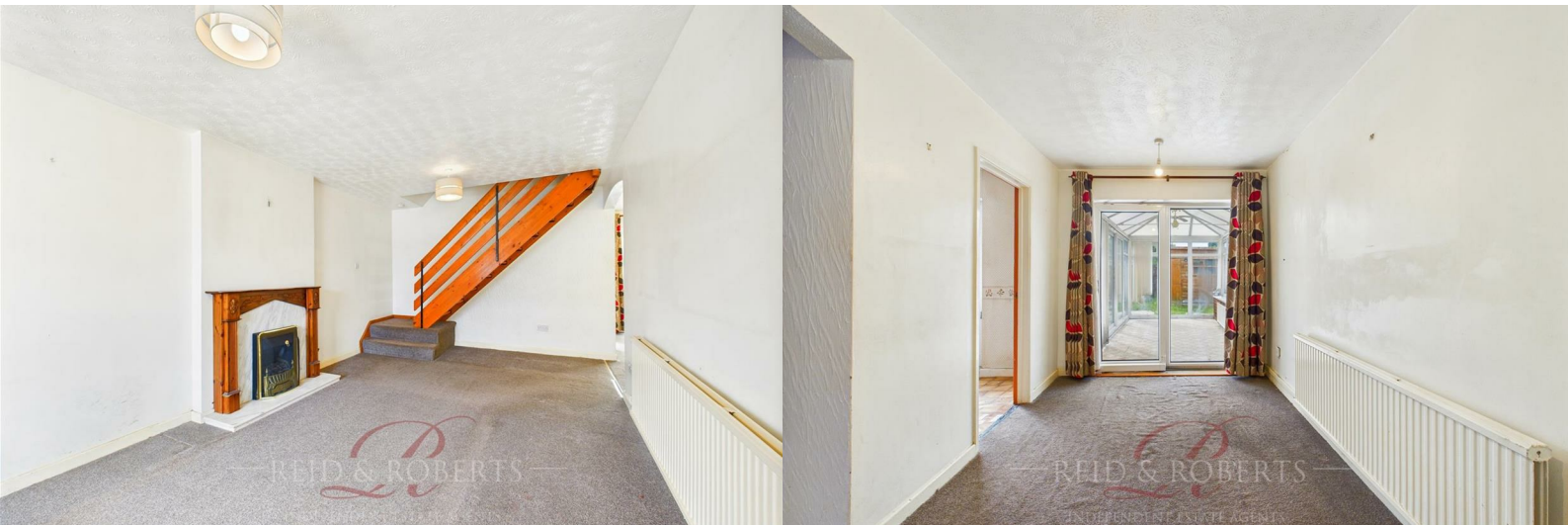




## 49 Snowdon Avenue

Bryn-Y-Baal, Mold, CH7 6SZ

£180,000





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## Accommodation Comprises:

Gravelled driveway providing off road parking for two cars leads up to:

### Entrance Hall

A UPVC front door with a frosted decorative glazed panel opens into a welcoming entrance hall. Features include carpeted flooring, a single panel radiator, textured ceiling with central ceiling light, and an internal frosted glass light panel. A door leads into the lounge.

### Lounge

The front facing lounge is a cosy yet spacious room with a large UPVC double glazed window providing natural light. A coal effect living flame gas fire sits on a marble hearth with matching inset and wooden surround, creating a classic focal point. Additional features include a TV point, textured ceiling, double panel radiator, two ceiling light fittings, and stairs rising to the first floor. The lounge flows seamlessly into the dining area.

### Dining Room

With carpeted flooring and ample space for a family dining table, the dining area benefits from a double panel radiator, textured ceiling, and two ceiling light fittings. A door leads into the kitchen, while UPVC double glazed sliding doors open into the conservatory.

### Conservatory

The conservatory is built on a dwarf brick wall with full height UPVC double glazed panels and a pitched polycarbonate roof. Vinyl flooring, two ceiling lights with integrated fans, a single panel radiator, and sliding doors to the rear garden complete this bright and versatile space.

### Kitchen

In need of modernisation, the kitchen is fitted with a range of base and wall units with complementary worktops, a stainless steel sink with drainer and mixer tap, and an electric oven with a four ring gas hob. There's space and plumbing for a washing machine, undercounter fridge, and dishwasher. A rear UPVC double glazed window overlooks the garden, and a UPVC door with frosted glazed panel provides outdoor access. The layout offers scope to be opened up into the dining area, creating an open plan kitchen/diner.

### First Floor Accommodation

#### Landing

The landing includes textured ceiling, central ceiling light, smoke alarm, and loft access. A door opens into a large walk in storage cupboard

with radiator and vinyl flooring, offering excellent potential to be converted into an en suite or extended wardrobe space.

### Bedroom One

A spacious front facing double bedroom with plenty of room for wardrobes and furniture. Features include a textured ceiling with ceiling rose, single panel radiator, UPVC double glazed window, and a built in storage cupboard with rails and shelving.

### Bedroom Two

Another generous double room, this one facing the rear elevation with views of the garden. It features carpeted flooring, single panel radiator, central ceiling light, and a UPVC double glazed window.

### Bedroom Three

A well proportioned third bedroom with front facing UPVC double glazed window, carpeted flooring, single panel radiator, textured ceiling, and central light fitting, ideal as a nursery or guest room.

### Bathroom

The bathroom comprises a panelled bath with electric shower over and a wash hand basin. A built in cupboard houses a relatively modern Worcester boiler. Additional features include carpeted flooring, single panel radiator, UPVC double glazed frosted window to the rear, and ceiling light. The separate WC has a low flush toilet, radiator, carpeted flooring, and a rear facing UPVC double glazed window.

### Outside

#### To The Front

The property is set back from the road with a gravelled driveway offering off road parking. A UPVC front door provides access to the home.

#### To The Rear

The rear garden is a low maintenance, mainly paved area with gravelled borders, ideal for outdoor furniture or children's play equipment. There's an established apple tree adding character, and a wooden shed sits on a hardstanding, offering potential for a new garden building or summerhouse. The space is private and practical, with room for future landscaping.

### Council Tax - D

### EPC Rating - D

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any

Tel: 01352 700070

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

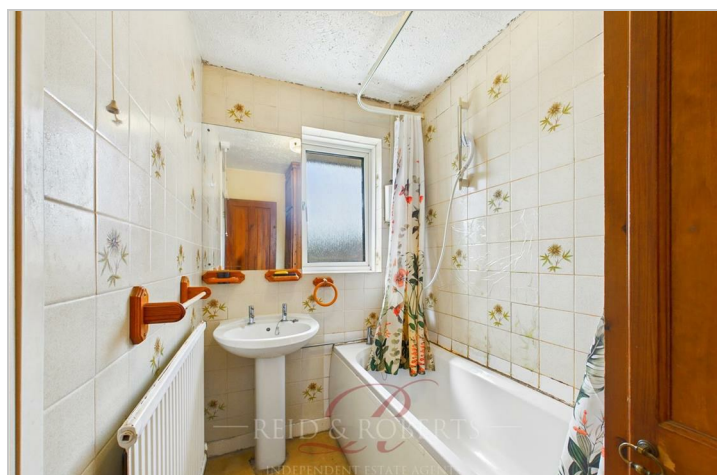
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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



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