



Broad Oak View, Mold CH7 6EP

£250,000

A brilliant opportunity to purchase a modern well presented three bedroom detached property situated in a popular and convenient location. The internal accommodation comprises an entrance hall, w.c, lounge, stunning kitchen/diner, three bedrooms including a main bedroom with en suite shower room, and a family bathroom. Externally the property provides ample off road parking on a double width tarmac drive and an enclosed rear garden of good proportion. The property is situated on the edge of Connahs Quay which provides a good range of facilities, amenities and schooling. There is convenient access to the A55 for travel across North Wales, to Chester and the wider road network beyond. The property is also well located to access Wepre country park a brilliant 160 acre green space home to Ewloe Castle, a children's playground, outdoor gym, football playing pitches and a visitor centre. VIEWING HIGHLY RECOMMENDED!

- A THREE BEDROOM DETACHED HOUSE
- LOUNGE
- MAIN BEDROOM WITH EN SUITE
- DOWNSTAIRS WC
- OFF ROAD PARKING
- VERY WELL PRESENTED INTERNAL ACCOMODATION
- KITCHEN/DINER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION



Hallway

Composite front door, doors to w.c and lounge, stairs to first floor, window to side, cushion flooring.

W.C

2.01 x 0.89 (6'7" x 2'11")

W.c, hand wash basin, window to front, cushion flooring.

Lounge

5.34 x 3.86 max (17'6" x 12'7" max)

A lovely space to relax with carpeted flooring, window to front and glazed doors opening into the kitchen.

Kitchen/Diner

4.81 x 3.29 (15'9" x 10'9")

The heart of the home with a fitted range of wall and base units, complimentary worktops, stainless sink/drain, mixer tap, single oven, gas hob, extractor, fridge/freezer, washing machine, dishwasher, window to rear, French style doors to garden, wood effect flooring, under stairs cupboard, enclosed wall mounted Worcester gas boiler.

First floor landing

Carpet, doors to three bedrooms and bathroom, storage cupboard, window to side, attic hatch.

Bedroom One

3.75 x 2.83 (12'3" x 9'3")

Carpet, window to front, door to en suite.

En Suite

2.8 x 0.99 (9'2" x 3'2")

W.c, shower cubicle, hand wash basin, heated towel rail, vinyl flooring, mirrored bathroom wall cabinet, extractor, spotlights.

Bedroom Two

3.2 x 2.72 (10'5" x 8'11")

Carpet, window to rear.

Bedroom Three

2.68 x 1.91 (8'9" x 6'3")

Carpet, window to front.

Bathroom

2.02 x 1.91 (6'7" x 6'3")

Panel bath, w.c, hand wash basin, tiled floor, part tiled walls, window to rear, heated towel rail, extractor.

Outside

Front - Double width tarmac front drive.

Rear - Enclosed garden laid to lawn.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full



and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

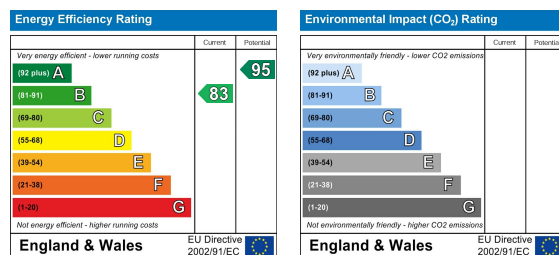
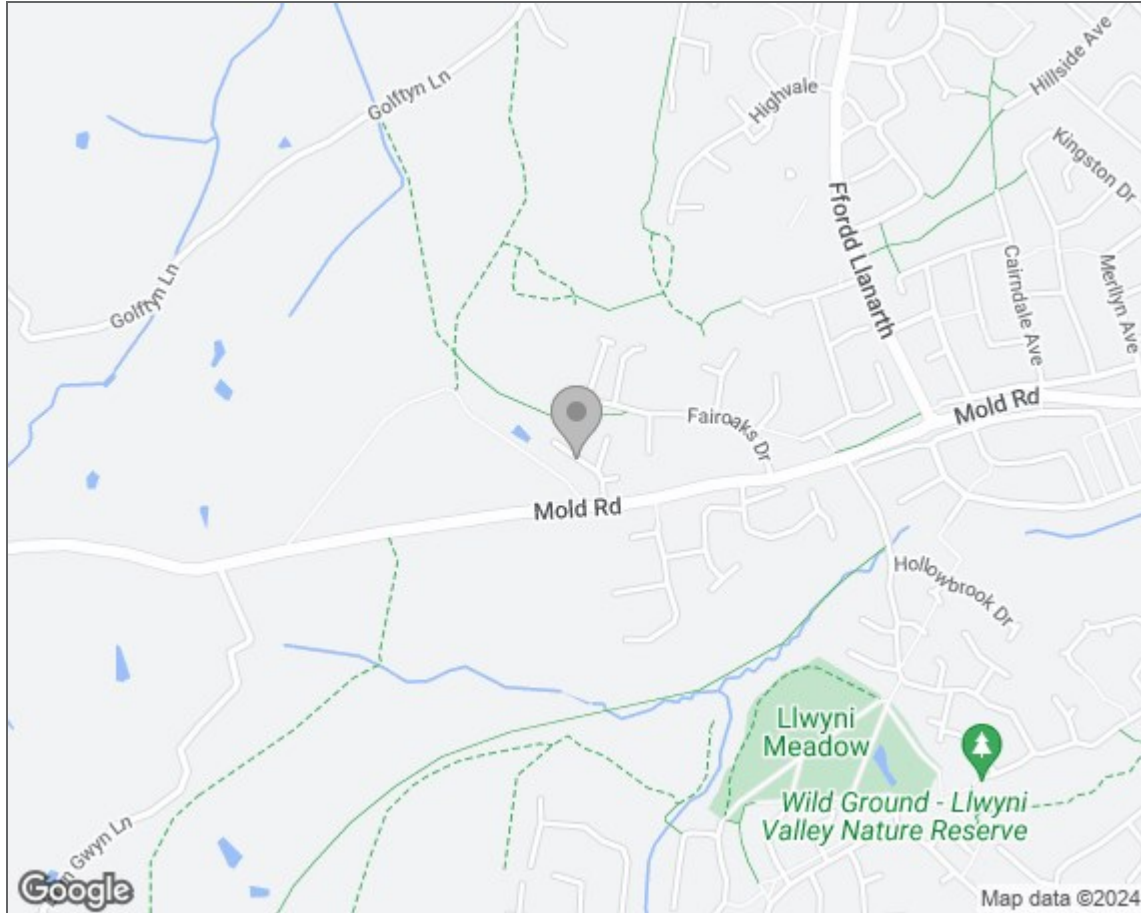
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage











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