



Mold Road, Mynydd Isa CH7 6TF

£175,000

Welcome to this charming terraced house located on Mold Road in the popular village of Mynydd Isa, Mold. This delightful property boasts three reception areas and a modern kitchen, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of room for the whole family to unwind and rest comfortably. The property also features a family bathroom, ensuring convenience and functionality for your daily routines. Spanning across 1,033 square feet, this house offers a perfect blend of cosy living spaces and room to move around freely. Externally the property enjoys an enclosed rear garden with a pleasant aspect over surrounding fields. Mynydd Isa is a popular residential village situated a short drive away from the historic market town Mold. The village offers a selection of amenities which include excellent schools, local shop, public house and restaurant and a good public transport including regular buses. Mold is the nearest town location which offers a wider range of amenities including shops, supermarkets, primary and secondary schools, twice weekly high street markets, a bus station and theatre.

- A THREE BEDROOM MID TERRACE HOUSE
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- THREE RECEPTION AREAS
- FAMILY BATHROOM
- POPULAR & CONVENIENT LOCATION
- VIEWING RECOMMENDED!



Entrance Hall

Glazed timber front door, entrance matting, vinyl flooring, doors to two reception rooms.

Lounge

Carpet, window to front.

Family Room

Carpet, stairs to first floor, recess in chimney stack with tiled hearth, open plan into dining area.

Dining Room

Tiled floor, French style doors to rear, open plan to kitchen.

Kitchen

Modern fitted range of wall and base units, complementary worktops, stainless sink drainer, single oven, ceramic hob, extractor, spaces for dishwasher, washing machine, windows to side and rear, tiled floor, tiled splashbacks, exterior door to side.

First Floor Landing

Carpet, doors to 3 bedrooms and bathroom, storage cupboard.

Bedroom One

Window to front, carpet.

Bedroom Two

Window to rear, carpet.

Bedroom Three

Carpet, window to rear with views over surrounding fields.

Bathroom

Panel bath with shower over, wc, hand wash basin in vanity, window to side, tiled splashbacks, tiled floor, chrome towel rail.

Outside

Front garden with gate and low brick wall to front,

path to front door, slate areas to sides.

Low maintenance rear garden with brick paving, steps up to further seating area, gate to side, enclosed with breeze block walls with timber fencing over to provide greater privacy.

IMPORTANT INFORMATION

*Material Information interactive report link below and available in video tour and brochure sections. * https://sprift.com/dashboard/property-report/?access_report_id=3652342

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 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

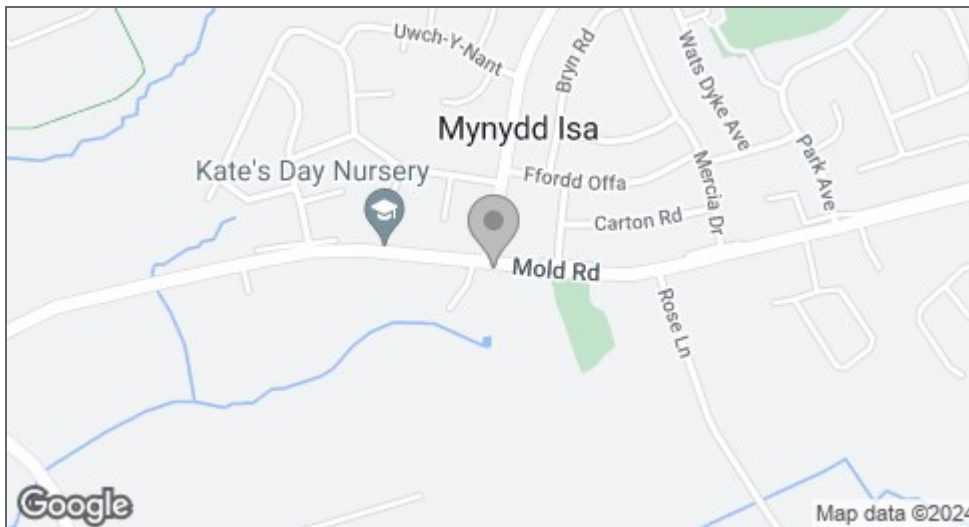
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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