

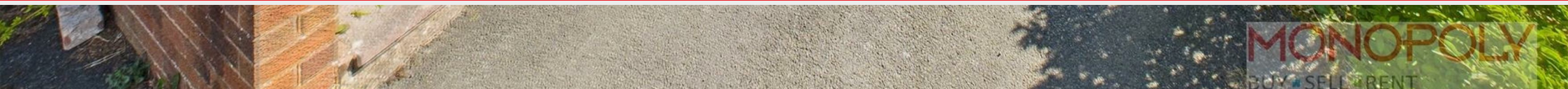


19

Mold | CH7 6XZ

£230,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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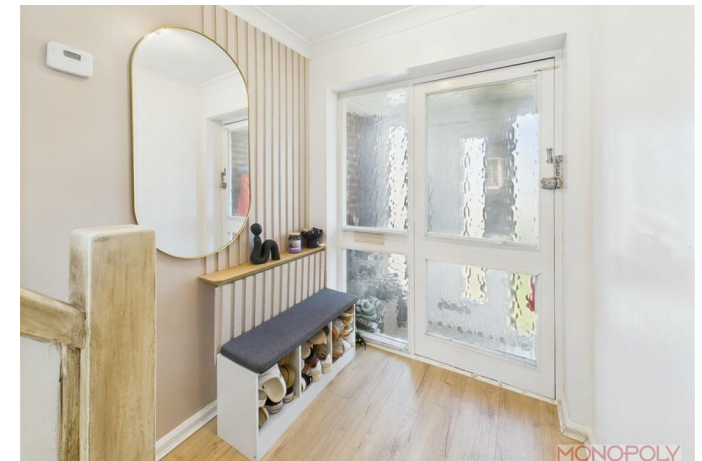


# 19

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Situated in a popular residential cul-de-sac location in Mynydd Isa, this three bedroom, semi-detached home is the perfect location for families seeking a modern home in a village location. The spacious open plan lounge and dining area and newly fitted modern kitchen, provides ample downstairs living space; along with both an entrance porch and entrance hallway. The first floor offers three bedrooms, with two being double and a modern family bathroom. Additionally, the property boasts parking for two/three vehicles plus a single detached garage, allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to both the front and rear offering sunshine throughout the day. The property has undergone renovations with a modern finish. Mynydd Isa itself offers a number of local amenities to include shops and schools. The market town of Mold is just a short drive away along with excellent transport links to travel further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN LOUNGE/DINING ROOM
- ENTRANCE PORCH AND HALLWAY
- NEWLY FITTED MODERN KITCHEN
- MODERN BATHROOM
- RECENTLY DECORATED AND RENOVATED
- GARDENS TO FRONT AND REAR
- DETACHED GARAGE AND DRIVEWAY
- CUL-DE-SAC/VILLAGE LOCATION
- VIEWS OF CLWYDIAN RANGE



### Entrance Porch

Newly fitted composite door leading into entrance porch with tiled flooring, ceiling light point and cloak storage. Door leading into entrance hall.

### Entrance Hall

Wooden flooring, carpet stairs rising to first floor, panelled radiator, ceiling light point and doors into lounge and kitchen.

### Kitchen

Newly fitted modern 'Wren' kitchen housing a range of modern wall, drawer and base units with integrated appliances to include; fridge freezer, eye-level built in electric oven and microwave, electric hob and integrated washing machine. Composite sink and drainer with mixer tap over. Tiled flooring and partially tiled walls. Ceiling light point. UPVC double glazed window with venetian blinds to the rear elevation overlooking the garden area. Newly fitted uPVC double glazed door leading to the side of the property and door leading into open plan lounge/dining area.

### Open Plan Lounge/Dining Area

Two uPVC double glazed windows with venetian blinds to the front and rear elevation. Wood effect parquet flooring in the dining area with carpet flooring in the lounge. Two panelled radiators and two ceiling light points.

### Landing Area

UPVC double glazed window to the side elevation, ceiling light point, panelled radiator, access to loft, carpet flooring, doors off to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation with views of the Clwydian range. Fitted venetian

blinds, panelled walls, ceiling light point, carpet flooring and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation overlooking garden area. Built in wardrobe with clothes rail, fitted venetian blinds, panelled walls, ceiling light point, carpet flooring and panelled radiator.

### Bedroom Three

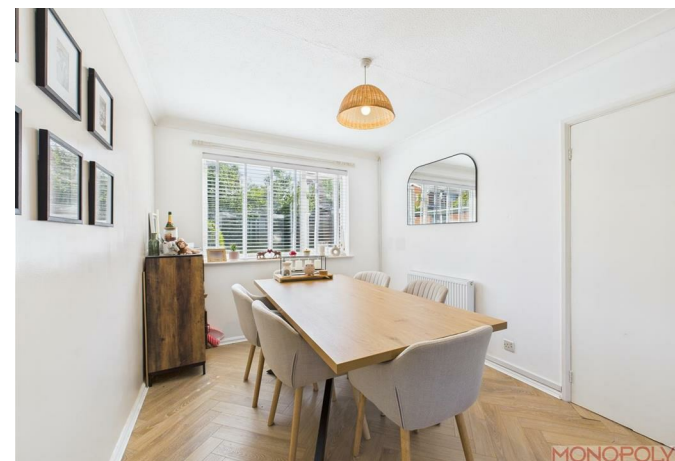
UPVC double glazed window to the front elevation with views of the Clwydian range. Built in storage cupboard, carpet flooring, panelled radiator and ceiling light point.

### Bathroom

Fitted three piece suite comprising; panelled bath, mains waterfall shower with separate attachment, low level WC and floating wash hand basin with storage. Fitted cupboard housing gas combination boiler with shelving, laminate flooring, partially tiled walls and frosted uPVC double glazed window to the rear elevation with venetian blinds.

### Outside

To the front of the property there are pleasant views over the valley. There is a front lawn area with shrubberies and brick wall to the boundary. Steps lead up to the front entrance with a driveway to the side of the property providing space for two/three vehicles with an iron gate to providing extra security. To the side you will find access to the kitchen where the driveway extends to a single detached garage. To the rear is a pleasant garden area with a slabbed patio, lawned garden and further slabbed area where there is currently a garden shed. The garden offers sun throughout the day with being south east facing along with a good degree of privacy. There are fence panels and shrubberies to the border.









### Garage

Single detached garage with up and over door, power, lighting and window to the side elevation.

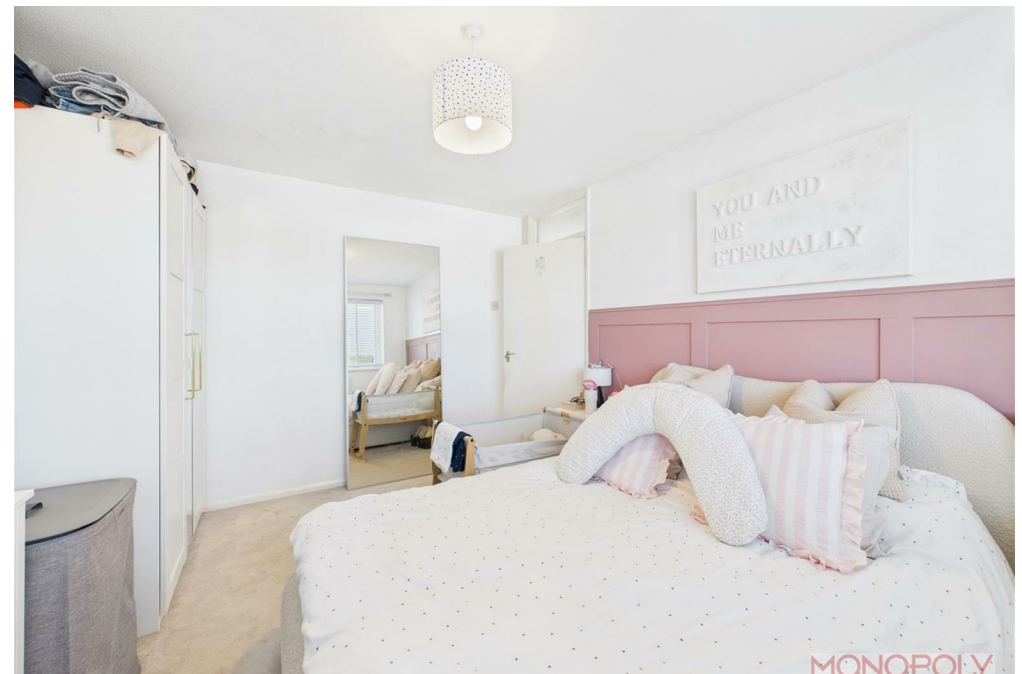
### Additional Information

The property has undergone some renovations to include new bathroom, kitchen, flooring and general re-decoration. The property is mains gas, electric and drainage. Council tax is band D.

### 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.













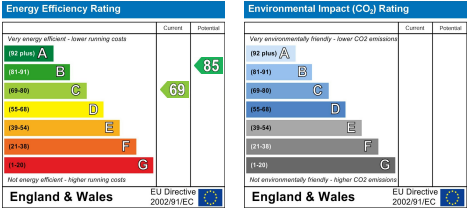


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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