



**49 Highfield Avenue, Mynydd Isa, Mold,
CH7 6XY**

£220,000

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EPC - C74

Council Tax Band - D

Tenure - Freehold

Highfield Avenue, Mold

3 Bedrooms - House

Set in the popular residential area of Mynydd Isa, which is a perfect location for bus and transport links to Mold and Buckley, and onward for commuters via the A55 corridor towards the Wirral and North Wales coast. The property offers entrance hallway, kitchen, living/ dining room, two double bedrooms and a single box bedroom. With modern stylish bathroom suite with shower over the bath. The property offers a garage with electric and internet connection. The rear patio, decked area and lawn offer ample space to alfresco dining and entertaining. To the front of the property offers herringbone brick paved driveway for several cars. Partial viewings of Hope Mountain and the Moel Famau ranges can be seen from the upper floor windows. EPC - TBA, Tenure - Freehold, Council Tax -D



Location

This property is located in the highly popular area of Mynydd Isa. This well established residential area offers excellent road and bus network into Mold and Buckley. With sports, leisure and pubs within close proximity, the area also offers convenience stores, local schools all within easy reach of the A55 and within commuting distance of Chester, Liverpool and the North Wales coast.

Accommodation

Accessing the property via a double glazed upvc door with frosted windows to the side;

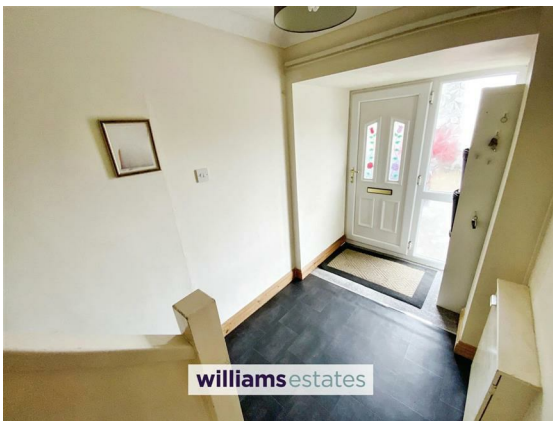
Hallway

Into a spacious hallway with stairs leading to the upper floor, under stair area which is ideal for coats and shoes, wall mounted radiator and doors leading off to all rooms;

Kitchen

11 x 8'8 (3.35m x 2.64m)

With comprehensive range of wall door and drawer units with complimentary worktops and modern tiled splashback with inset circular stainless sink unit and drainer, mixer tap. The kitchen area offers a space for a cooker, dishwasher and washing machine. Space for a larger than average fridge/ freezer. Wall mounted extractor and wall mounted radiator. Double glazed upvc window to the rear elevation and overlooks the rear garden and patio area. Double glazed upvc door to the side elevation. Internal panelled door leading into;



Living /Dining Room

23'3 x 10'4 (7.09m x 3.15m)

A light bright room with double glazed french doors to the rear and double glazed picture window over looking the driveway and front of the property. The room offers an feature fireplace with inset electric fire.

Landing

With double glazed window to the side elevation, loft access and doors leading off to all rooms;



Bedroom One

12'8 x 10'4 (3.86m x 3.15m)

A good sized double bedroom with ample space for a double bed and bedroom furniture. Wall mounted radiator and Upvc window to the front elevation with partial viewings towards Moel Famau and the horizon line.



Bedroom Two

10'5 x 10'5 at its widest point (3.18m x 3.18m at its widest point)

Another double bedroom with built in storage cupboard with shelving. Double glazed upvc window to the rear elevation with views over the rooftops towards Hope Mountain area and the horizon.

Bedroom Three

8'3 x 6'9 (2.51m x 2.06m)

A smaller box bedroom which the current owner has cleverly installed a cabin bed and integral storage. Double glazed upvc window to the front elevation and wall mounted radiator.



Bathroom

With a modern white three piece suite comprising of Low level WC, washbasin with vanity, panelled bath with a rainfall and hand held shower over, glazed shower screen and wall mounted heated towel rail. Built in airing cupboard housing the boiler and slatted shelves.

Outside

With large paved and decked areas offering space for entertaining guests during the warmer months, further lawned area all bound by timber fencing. The separate brick garage offers plenty of additional storage as well as a partition which is currently being utilised as an office with power and light.

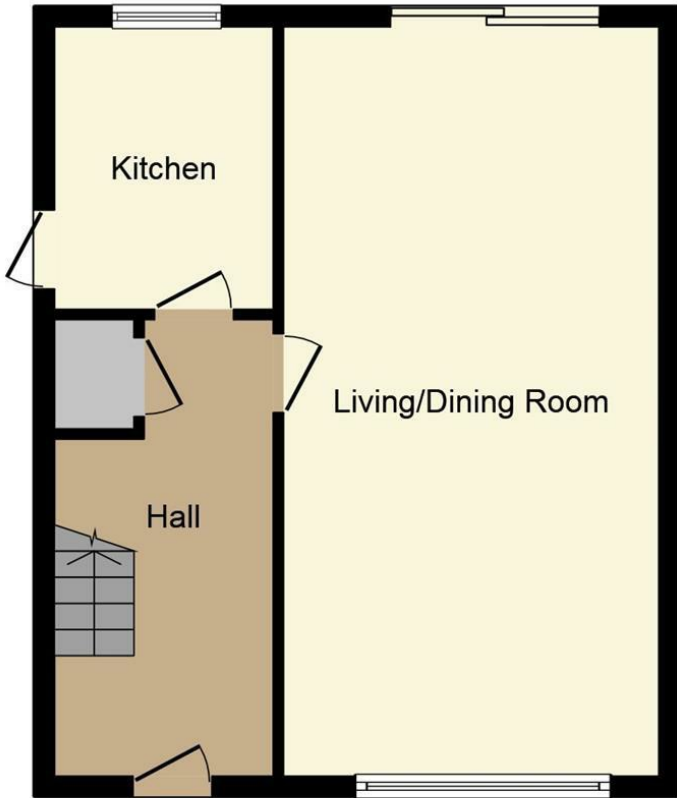
There is off road parking to the front of the property.



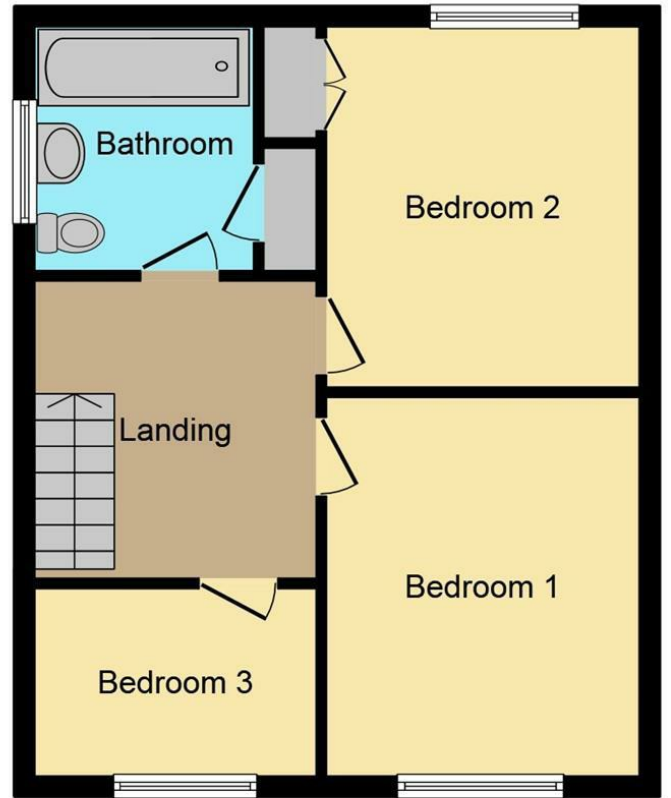
Directions

From the agents Mold office proceed down to Tesco Roundabout and take the third Exit, proceed down Chester Road and at the Wylfa Roundabout take the third exit towards Buckley Take a left turn into Park Avenue and follow the road around, turn Right into Highfield Avenue and the property will be found on the left hand side as noted by the agents for sale sign.





Ground Floor



First Floor

Total floor area 91.5 m² (985 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.