

**12 Sycamore Drive, Leeswood, Mold,  
Flintshire, CH7 4UE**

**£195,000**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**



# Sycamore Drive, Mold

## 3 Bedrooms - House

A three bedroom semi detached property with garage situated in a cul-de-sac location and being well presented throughout. The property briefly comprises of an entrance porch into hallway, lounge, recently installed kitchen, conservatory, three bedrooms and family bathroom. The property also benefits from gas central heating and UPVC double glazing throughout, conservatory and garage which has been divided providing useful storage and utility space. Council Tax Band - C EPC- 60 D. Tenure-Freehold.



### Description

Three bedroom semi detached house set in the village location of Leeswood briefly comprises of three bedroom, living room, kitchen, conservatory, three bedrooms and a family bathroom. Garden to the front and rear with detached garage.

### Accommodation

The property is approached via a gravelled driveway and is bound by timber fencing. Step up in to the entrance porch.

### Entrance Porch

Double glazed front door with decorative glass panels and glazed panel to the side, and door leading into the entrance hall, downlights.

### Entrance Hall

Having stairs raising off to the first floor and door leading into the living room and coving.

### Living Room

11'5" x 17'8" (3.49 x 5.40)

Bright and spacious living room with double glazed window overlooking the front elevation, two radiators, coving and door leading into the kitchen, under stair recess storage are.

### Kitchen

13'5" x 9'4" (4.1 x 2.87)

Recently installed and fitted with quality solid wood shaker style base and wall units with solid oak worktops and upstands with integrated double electric oven with four burner gas hob, stainless steel extractor hood, Integrated fridge freezer and larder cupboard. Composite one and a half bowl sink with drainer and mixer tap. uPVC double glazed window looking into the conservatory and vinyl flooring, void for washing machine and tumble dryer. There is also additional storage in the under stair cupboard which also houses the boiler. Double panelled radiator.



### Conservatory

13'4" x 9'6" (4.08 x 2.90)

With low level brick base walls and UPVC double glazed units over, opening casements above, uPVC part glazed door to the rear garden, polycarbonate roof, radiator and vinyl flooring, decorative wall lights

### First Floor Landing

With uPVC window overlooking the side elevation, laminate flooring, loft hatch and doors off to :

### Bedroom One

12'5" x 8'5" (3.80 x 2.57)

With built in wardrobes ,uPVC double glazed window to rear elevation radiator and laminate flooring.



### Bedroom Two

13'2" x 8'5" (4.02 x 2.57)

UPVC double glazed window to front with radiator below. Laminate wood floor. Ceiling light point.

### Bedroom Three

9'1" x 6'0" (2.77 x 1.85)

UPVC double glazed window to front elevation, radiator below and carpeted flooring.



### Family Bathroom

8'6" x 5'11" (2.61 x 1.81)

Fitted with a white suite with panelled bath with shower over and glass screen, low level WC and pedestal corner wash hand basin. Obscured UPVC double glazed window to rear elevation. Built in airing cupboard with shelving. Part tiled walls and tiled floor. Heated towel rail.

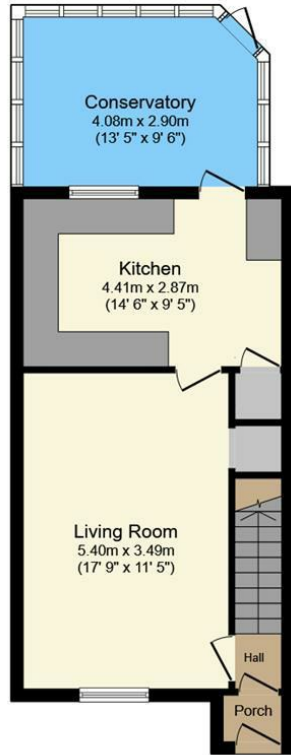
### Outside

The property is approached via a consecrate driveway, with gravelled frontage and timber fencing. To the rear are double timber gates  
Car port, timber boundary, raised borders grassed lawned area, timber store

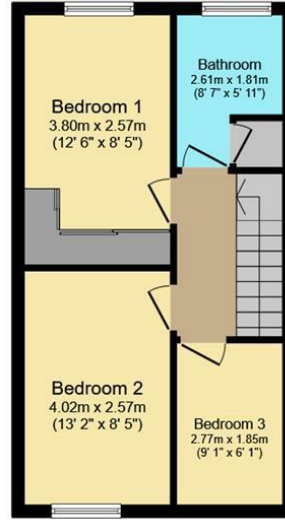
### Garage

Which has been partially converted to provide a utility room to the rear with tiled flooring, power and light and side door from the garden area and up and over door to the front.





**Ground Floor**  
Floor area 49.9 m<sup>2</sup> (538 sq.ft.)



**First Floor**  
Floor area 36.9 m<sup>2</sup> (397 sq.ft.)

**TOTAL: 86.9 m<sup>2</sup> (935 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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