



7 Llys Wylfa, Mynydd Isa, Mold, CH7 6XA

£200,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Llys Wylfa, Mold

3 Bedrooms - House - Semi-Detached

**** NO ONWARD CHAIN**** A Three Bedroom Semi-Detached House with Single Garage situated within the popular residential village of Mynydd Isa. In brief the accommodation comprises:- Reception Hall, Lounge though Dining Room, Kitchen. To the First Floor can be found Three Bedrooms and a Shower Room. Outside there is off road parking for two vehicles and a garage with gardens to both the front and rear. The property benefits from Gas Central Heating and Double Glazing. Mynydd Isa offers local shops, primary school, church, public house and public transport.

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Location

Mynydd Isa offers local shops, primary school, church, public house and public transport, The market town of Mold is close by and offers a wider range of facilities including supermarkets, weekly market and Secondary Schools. The A55 and main motorway networks are within easy reach.

Accommodation

uPVC composite front entrance door with glazed side panel opening into-

Entrance Hallway

With a staircase rising off to the first floor, under stairs storage cupboard which houses a wall mounted fuse box and electric meter , radiator and door leading through to the kitchen and seprate door leading through to the lounge.

Living Room

13'5" x 10'9" (4.09 x 3.3)

With uPVC bay window to the front elevation, power points, T.V. aerial point, telephone point ,radiator, living flame log effect gas fire set upon a raised hearth with mantle over , the original opening for the fireplace is still in situ and could be replaced with a log burner or coal fire.

Dining Room

10'4" x 8'6" (3.17 x 2.6)

With uPVC window to the rear elevation, power points and lighting.

Kitchen

10'5" x 7'11" (3.18 x 2.42)

With single glazed window to the rear together with timber glazed rear exterior door. The kitchen has a range of wall and base units together with complimentary work surfaces over, inset stainless steel drainer sink unit and taps, tiled splash back void for double freestanding oven with stainless steel extractor fan above, void for fridge/freezer and tiled flooring.



First Floor Landing

With double glazed window to the side elevation, balustrade staircase and handrail, loft access and doors opening to:

Bedroom One

13'4" x 10'4" (4.08 x 3.15)

With uPVC window to the front elevation, radiator, power points, lighting and internet access point.

Bedroom Two

10'5" x 10'4" (3.19 x 3.16)

With Upvc window to the rear elevation, power points and lighting, storage cupboard which houses the boiler.

Bedroom Three

10'4" x 6'5" (3.16 x 1.97)

With uPVC double glazed window to the front aspect, radiator, power points and built in storage cupboard over stairhead.

Shower Room

6'1" x 6'5" (1.86 x 1.98)

With corner shower cubicle with wall mounted electric shower over, low level w.c, obscured double glazed window to the rear elevation, handbasin and taps, lighting, radiator, pv panelling and tiled walls and vinyl flooring and radiator.

Garage

With up and over door, power and lighting and plumbing for a washing machine.

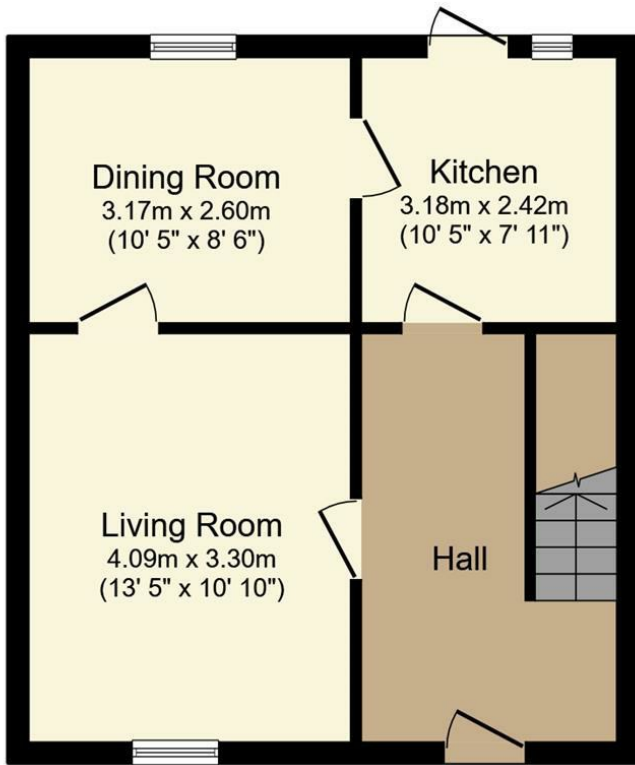
Outside

The property is approached over a brick paved driveway providing parking for two vehicles and giving access to the Single Bay Garage. The front garden having mature flower and shrub border and having boundary of dwarf brick wall. The rear garden being laid to lawn, paved patio area and mature shrubs. The rear garden being enclosed by timber fencing. There is also an outside tap and gas meter.

Directions

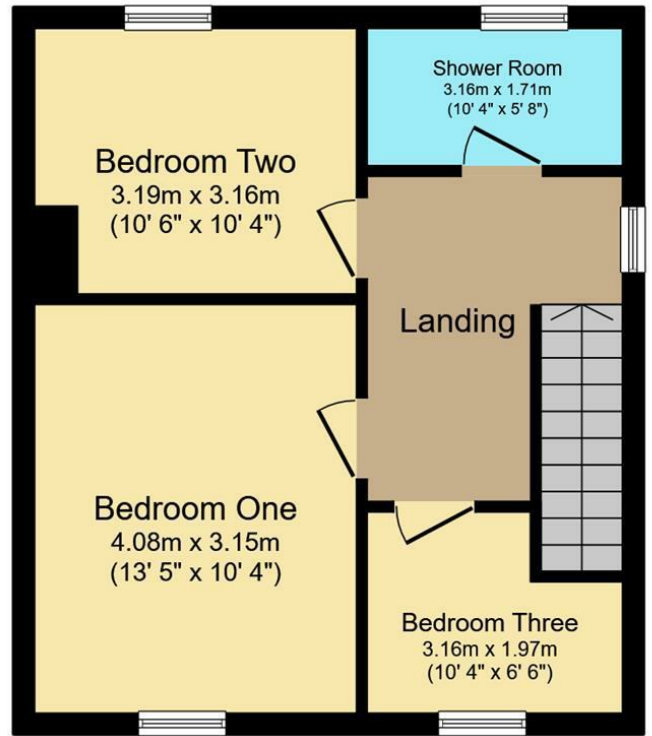
From the agents office in Mold, head northeast on Chester Street, at the roundabout take the third exit onto Chester Road, at the roundabout take the second exit onto Mold Road and take the second left onto Chambers Lane, take the third left onto Heol Fammau and take the first left onto Llys Wylfa the property will be on your left hand side.





Ground Floor

Floor area 38.5 m² (415 sq.ft.)



First Floor

Floor area 38.5 m² (415 sq.ft.)

TOTAL: 77.0 m² (829 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.