



**10 Meadowside, Mold, Flintshire, CH7
1SJ**

£315,000

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EPC - C75 Council Tax Band - E Tenure - Freehold

Meadowside, Mold

2 Bedrooms - Bungalow - Detached

A beautifully presented modern 2 bedroom bungalow standing in a private corner plot with no onward chain. Providing well appointed accommodation; this two bed detached bungalow offers two conservatories, lounge and dining room and large kitchen. With a garage, gardens and benefiting from gas fired central heating and double glazing. It is located within walking distance of Mold, with the benefit of bordering farmland, not overlooked to rear and side of the property.
EPC - C-75, Tenure - Freehold, Council Tax - E



Location

Located in a popular cul-de-sac bordering farmland, a short distance off the Gwernaffield Road, yet within a mile of Mold Town Centre.

Situated only a short distance from Mold Town Centre and close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities, schools and leisure facilities.

Description

A two bedroomed detached 99 m2 bungalow with bright lights living room, two conservatories, living room and dining room. Larger than average kitchen and shower room. With the benefit of driveway parking and a single garage. With manicured lawned gardens to the front, side and rear.

It is located within walking distance of Mold Town Centre; with the benefit of bordering onto farmland, not overlooked to rear and side of the property.

Accommodation

Frosted sliding door give access into the enclosed porch with a tiled floor and wall light. With UPVC double glazed front door with matching side panel leading into the;

Entrance Hallway

Built in "double door" cupboard with hanging rail shelving and electric meter and a single door cupboard with shelving to provide linen storage. Loft access with retractable loft ladder. Radiator and doors leading off to all rooms;

Living Room

20'7" x 11'5" (6.27 x 3.48)

Timber glazed panel door into a well presented, 20 ft living room with large uPVC double glazed picture window to the front elevation, coved ceiling, composite fireplace and hearth with inset electric convector heater fire. Radiator. Double doors opening into;

Dining Room

9'11" x 11'5" (3.02 x 3.48 (3.01 x 3.47))

With uPVC double glazed window to the front aspect, panelled radiator, coved ceiling and panelled door into the kitchen. Double glazed patio doors leading into the;

Conservatory

11'6" x 7'10" (3.51 x 2.39)

Leading off the dining room is a lovely conservatory with views over the front and side garden, with uPVC double glazed windows and polycarbonate roof, carpet and uPVC door leading out onto the patio area. Electric socket and wall lights.



Kitchen/Breakfast Room

20'8" x 11'6" (6.30 x 3.51)

Larger than average kitchen with uPVC double glazed picture window to the side elevation, a range of wall, drawer and base units with complimentary worktops and tiled splashback. Display cabinet. Inset one and a half sink and drainer, with mixer tap. The breakfast bar houses the ceramic electric hob and offer plenty of additional storage. Eye height diplomat oven and grill, wine rack, integrated fridge and freezer, with voids for washing machine and tumble dryer, and panelled radiator, vinyl laminate effect flooring and wall mounted gas boiler. Ample electric sockets throughout the area. Double glazed back door and small Upvc side window leads into the rear conservatory.



Second Conservatory

6'1" x 9'0" (1.85 x 2.74 (1.86 x 2.734))

To the rear of the property offers a second conservatory with views over the rear garden, with uPVC double glazed windows and polycarbonate roof, vinyl laminate effect flooring, with electric and light. uPVC door leading out onto the patio area.

Bedroom One

13'9" x 11'5" (4.19 x 3.48 (4.20 x 3.47))

Spacious double bedroom with centre light and double sockets. uPVC double glazed picture window to rear elevation and double panelled radiator.



Bedroom Two

10'8" x 8'11" (3.25 x 2.72)

With uPVC double glazed window to the rear elevation, centre light, double sockets and panelled radiator.

Shower Room

With panelled door leading into a tiled and panelled shower room with porcelain floor tiles; fitted with a vanity sink with waterfall tap and storage beneath, separate shower cubicle with glass panel and rainfall shower and attachment, low level w.c, two obscured uPVC double glazed windows to the side elevation. Radiator.

Single Garage

With up and over door and power and light installed. Door and two windows.

Outside

With a concrete driveway with access to the garage and private lawned gardens which extend to the front, side and rear of the property. There are raised beds and mature planting, pathways which leading from the front to the rear of the property. There is a mature hedge along the boundary with timber fencing in parts with a paved patio area adjoining the side of elevation of the bungalow.



To the rear of the garage offers a store which has been used as a potting shed and tool store.

Outside lights and tap.


Directions

From our Mold office on Chester Street proceed to the roundabout and take the first exit onto Lead Mills at the next roundabout take the third exit onto Hall View proceed until you reach the mini-roundabout and take the first exit onto Dreflan then turn right onto Gwernaffield Road then proceed to turn right onto Ffordd Pennant, continue to the bottom of the road and turn right onto meadow side, where the property will be found set back on the right hand side.





Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 75 | |
| (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.