



21 Carton Road, Mynydd Isa, CH7 6UQ

£325,000

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EPC - C75 Council Tax Band - D Tenure - Freehold

Carton Road, Mynydd Isa

4 Bedrooms - Bungalow - Detached

A well presented four bedroom detached family home in the heart of Mynydd Isa, with real character and charm, yet within easy access of Mold town centre and amenities, The property offers four bedrooms, large modern kitchen/dining room, living room, two shower rooms, conservatory, utility, good size garage, outside hot tub enclosure and a spacious private rear garden. Internal viewing highly recommended!

Tenure: Freehold, EPC Rating TBC, Council Tax Band: D.



Accommodation

Accessed via a uPVC double glazed decorative door, leading into the:

Entrance Hallway

Having power points, internet access point, radiator, lighting, and doors off. There are also stairs leading to the First Floor.

Bedroom

9'10" x 9'10" (3.0 x 3.0)

Having lighting, power points, radiator, uPVC double glazed window overlooking the front elevation. This room would also make a great study (which it is currently being used as).

Bedroom

14'3" x 9'10" (4.36 x 3.0)

Having a uPVC double glazed window to the rear elevation, lighting, radiator, and power points.

Downstairs Shower Room

6'4" x 5'10" (1.95 x 1.78)

Having downlights, low level W.C., vanity unit with hand wash basin and mixer tap, wall mounted chrome radiator, extractor fan, walk in shower enclosure with wall mounted electric shower, uPVC double glazed window to the front elevation, and fully tiled walls.

First Floor Landing

Having lighting, a Velux window, built in wardrobes and doors off.

Bedroom

15'1" x 10'5" (4.6 x 3.2)

Having lighting, power points, timber doors with black hardware, radiator and built in wardrobes. Being dual aspect, there are two Velux windows either side of the room overlooking the front and rear elevations respectively.

Shower Room

5'6" x 5'2" (1.7 x 1.6)

Having lighting, walk-in shower enclosure with electric wall mounted shower and stainless steel shower head, extractor fan, uPVC window to the front elevation, wall mounted chrome radiator, hand wash basin with vanity unit, fully tiled walls, and low flush W.C.

Bedroom

11'5" x 11'1" (3.5 x 3.38)

Having downlights, radiator, power points, timber doors with black hardware, Velux window overlooking the rear elevation and built-in wardrobes,



Living Room

16'0" x 11'9" (4.9 x 3.6)

Having lighting, radiator, large uPVC double glazed window on to the front elevation, power points, internet access point and an electric fire with marble effect surround and hearth.

Dining Room

11'1" x 11'1" (3.4 x 3.4)

Having two panelled radiators, wood-effect flooring, contemporary matt black lighting and uPVC double glazed sliding patio doors. The Dining Room is open-plan leading directly into the Kitchen. There are also a set of French doors which leading into the Conservatory.

Conservatory

8'10" x 9'2" (2.7 x 2.8)

Having uPVC double glazed windows onto the rear elevation and power points. There is a side facing door which leads out on to the patio area at the rear of the property.

Kitchen

12'1" x 8'2" (3.7 x 2.5)

Having a stainless steel sink with chrome tap over, partially tiled walls, uPVC double glazed window to the rear elevation, wine cooler, power points, contemporary matt black lighting, five ring Flavel gas cooker with integral oven, integral dishwasher, extractor hood and also a uPVC door leading to the Utility.

Utility

9'2" x 8'6" (2.8 x 2.6)

Housing the boiler, having void and plumbing for a washing machine, lighting, timber door leading to the rear elevation, power points, void for freestanding fridge freezer, leading into the Garage.

Garage

15'5" x 8'10" (4.7 x 2.7)

Having power and lighting. UPVC double glazed window to the side elevation.

Outside

To the front of the property, it is partially laid to lawn and there is a a broad block paved drive leading up to the door of the attached garage before an adjoining path runs across the front of the home. To the rear, the garden is mainly laid to lawn with a paved area. It is bound by timber fencing to the side and there area areas laid with golden gravel. The rear garden also comprises of a decked area ideal for alfresco dining.

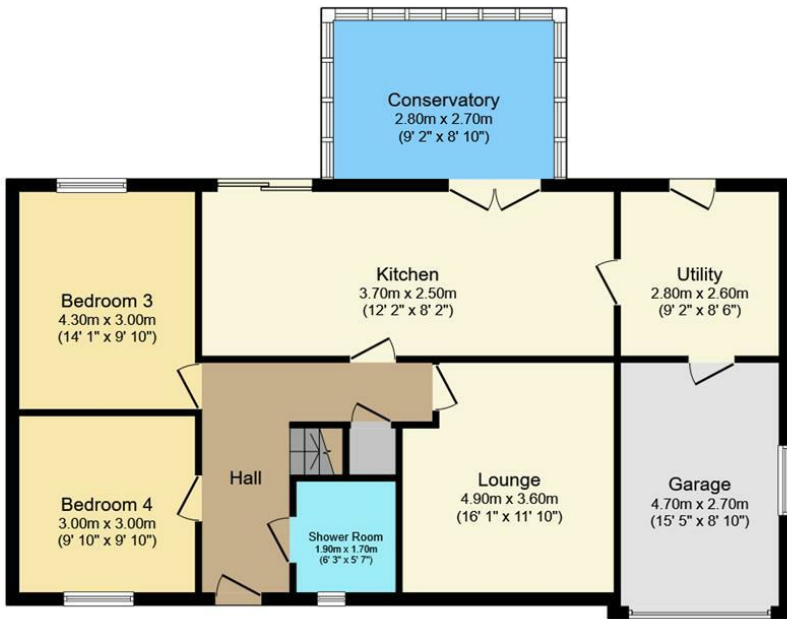
Outside Hot Tub Enclosure

Housing a Hot Tub, this enclosure has power points and will be ideal for relaxing and unwinding.

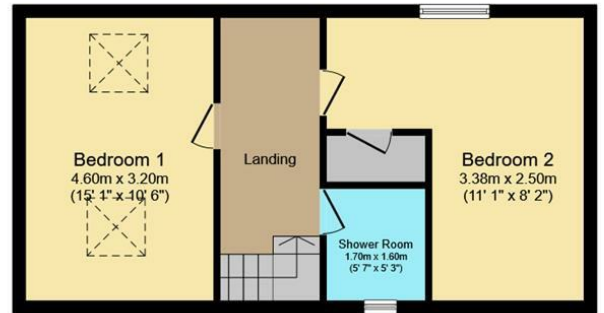
Directions

From our Mold office and the head north on Wrexham St/A519 towards New Street. At the roundabout, take the 2nd exit onto Chester Rd/A541. Continue to follow A541. At the roundabout, take the 1st exit onto Mold Rd/A494. Merge onto A55 via the ramp to Conwy/Chester/Holyhead. Then, take the A494 exit towards Mold. At the roundabout, take the 4th exit onto A494. Continue on A494 for a short distance. Then, arrive at the property





Ground Floor
Floor area 99.4 sq.m. (1,070 sq.ft.)



First Floor
Floor area 45.6 sq.m. (491 sq.ft.)

TOTAL: 145.0 sq.m. (1,561 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		90
(81-91) B	75	
(69-80) C		
(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.