

# williams estates



**75A Mold Road, Mynydd Isa, Mold,  
Flintshire, CH7 6TE**

**£275,000**

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**EPC - C69**

**Council Tax Band - F**

**Tenure - Freehold**



# Mold Road, Mold

## 3 Bedrooms - House - Detached

Williams Estates are proud to introduce this three bedroom detached property for sale. The property briefly comprises on an entrance hallway, open plan living / dining room, kitchen, utility, three good size bedrooms, ensuite and bathroom. There is driveway parking, double glazing and gas fired central heating. Internal viewing is highly recommended! Tenure: Freehold. Council Tax Band: F. EPC Rating: 69 C.



### Accommodation

Accessed via a composite door, leading into the:

### Entrance Hallway

Having radiator, lighting, single power point and doors off:

### Living Room

24'2" x 11'3" (7.38 x 3.43)

Double panelled radiator, single panelled radiator, singular powerpoint, internet point, television access point, UPVC double glazed bow window overlooking the front elevation, lighting, double UPVC doors leading to the back patio area, electric fireplace with a timber mantle and hearth, with door leading into the kitchen.

### Kitchen

13'4" x 11'9" (4.07 x 3.59)

Having lighting, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, radiator, laminate flooring, wall drawer and base units with complementary worktops over, sink unit with mixer tap, built in electric oven and ceramic hob, cooker hood, void for a fridge freezer, breakfast bar, door through to the Utility.

### Utility Room

9'9" max x 11'9" (2.98 max x 3.6)

Having uPVC double glazed obscure glass window to the side elevation, sink unit with mixer tap, fitted with wall and base units, complimentary worktop, void for tumble dryer, plumbing for a washing machine, wall mounted central heating boiler, laminate flooring, lighting and radiator.

### First Floor Landing

Recessed down lights, access to loft hatch, singular powerpoint, smoke alarm, with doors off:

### Bedroom One

11'8" max x 13'10" (3.56 max x 4.24)

UPVC timber glazed windows to the front elevation, panelled radiator, internet and television access point, power point, lighting, door leading to:



### En-Suite Shower Room

5'4" x 7'3" (1.64 x 2.21)

Lighting, wall mounted shower with stainless steel shower head, lighting, UPVC glazed obscure window to the side elevation, low flush W.C, vanity hand wash basin, wall mounted radiator.

### Bedroom Two

11'7" x 11'7" (3.55 x 3.55)

Radiator, UPVC double glazed window overlooking front elevation, lighting, built in wardrobes, power points, internet access point.

### Bedroom Three

11'7" x 9'1" (3.54 x 2.77)

Having lighting, uPVC double glazed windows to the rear, radiator, built in wardrobes.

### Bathroom

11'8" x 11'5" (3.57 x 3.5)

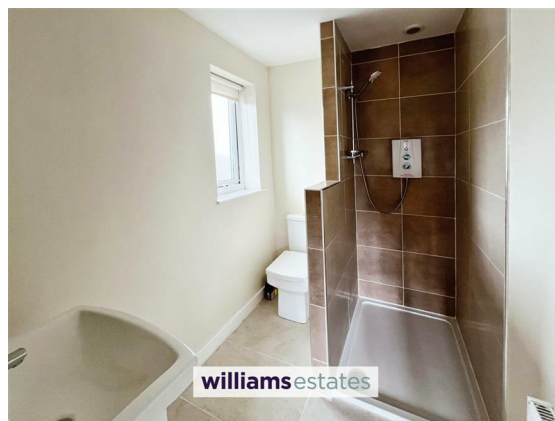
Stainless steel wall mounted towel rail, down lights, bathtub with stainless steel taps, UPVC double glazed windows to the rear elevation, low flush W.C, radiator, hand wash basin with vanity unit, stainless steel mixer tap, tiled flooring.

### Outside


The front of the offers ample off road parking whilst the rear is low maintenance with divided patio areas, flower borders and is enclosed by fencing and evergreen hedging. Additionally, there is gated access to the side elevation. At the rear of the property, there is also a brick built storage shed with a window to the side,

### Directions

Start at Williams Estates shop on Chester Street in Mold. Head northwest on Chester Street (A5119) towards High Street (B5444). Turn left onto High Street (B5444). Continue straight to stay on High Street (B5444) as it becomes Wrexham Road. Follow Wrexham Road out of Mold, which then becomes Mold Road (A541). Continue on Mold Road (A541) for approximately 2 miles. Look for 75A Mold Road on your right.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.