



95 Parc Hendy, Mold, Flintshire, CH7 1TT

£320,000

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EPC - D67

Council Tax Band - E

Tenure - Freehold

Parc Hendy, Mold

4 Bedrooms - House

This four bedroom detached property is absolutely perfect for a family home. This spacious home offers four bedrooms and family bathroom to the first floor and living room, dining room, kitchen, utility room, conservatory and shower room to the ground floor and integral garage. The large garden circling the property gives opportunity outdoor activities and alfresco dining. This location gives easy access into Mold town centre and situated in a quiet location. Off road parking for multiple vehicles.

Tenure - Freehold, EPC D-67 Council Tax - E.



Accommodation

A hardwood front door with colour leaded glass, leading into:

Entrance Porch

Double glazed window to the side, with an additional hardwood door with leaded glass opening into:

Hallway

Double radiator, Under stairs storage cupboard, wall panelling and stairs leading off.

Living Room

14'6" x 10'11" (4.43 x 3.35)

Feature fireplace with gas fire, Double radiator, Double glazed window to the front elevation, Coved ceiling.

Kitchen

13'5" x 11'9" (4.10 x 3.60)

Worktops, drawers and base units beneath, with wall units over, integrated double oven, five ring gas hob with extractor fan above, single drainage sink with mixer taps, space for tall standing fridge freezer, pull out larder units, integrated dishwasher, central breakfast bar island in the centre of the kitchen, double glazed window facing the side elevation, open plan kitchen that leads into the:



Dining room/Reception room

11'5" x 10'9" (3.50 x 3.30)

Double radiator, tiled floor running through the kitchen and dining room, UPVC window overlooking the rear garden.

Conservatory

10'8" x 10'5" (3.27 x 3.20)

UPVC double glazed conservatory, oak flooring, opaque ceiling, two radiators, UPVC double doors that open to the rear garden.

Utility Room

5'0" x 4'11" (1.53 x 1.5)

Wall and base units with complimentary work surfaces, space and plumbing for washing machine, uPVC door leading to the rear garden the rear elevation.

Shower Room

4'11" x 6'6" (1.5 x 2)

Corner shower enclosure, wash basin, W/C, chrome heated towel rail with tiled flooring and walls, double glazed window to the rear.



Landing

Double glazed window overlooking the side garden, loft access hatch.

Bedroom 1

12'5" x 10'11" (3.8 x 3.33)

Radiator, double glazed window to the rear.

Bedroom 2

10'11" x 9'10" (3.33 x 3)

Radiator, double glazed window to the front.

Bedroom 3

9'10" x 6'0" (3 x 1.85)

Radiator, built in wardrobes, double glazed window to the rear.

Bedroom 4/Office

11'7" x 7'10" (3.55 x 2.40)

Steps down to the room, fitted as a study or office but can be used as a bedroom, fitted furniture, double radiator, double glazed windows to the front and side elevations.

Bathroom

8'6" x 6'10" (2.6 x 2.1)

Corner bath tub with corner shower enclosure, wash basin, W/C, fitted furniture, matching cabinets above, heated towel rail, wall and floor tiling, double glazed window to the side.

Outside

This property has a tarmac driveway that provides off-road parking for at least four vehicles, it also has steps that lead to the front patio garden area, laid with herringbone patterned brick paving, large lawn area to the side garden, with steps up to a side patio area that continues to the rear of the property.

Brick built storage shed to the top of the drive.

Garage

15'11" x 8'2" (4.87 x 2.50)

Up and over door powering light, gas central heating boiler, with a personal access door to the side.

Directions

Start at Williams Estates, Shop Mold, Chester Road.

Head southwest on Chester Road/A541 toward Bryn Coch Lane for approximately 0.3 miles.

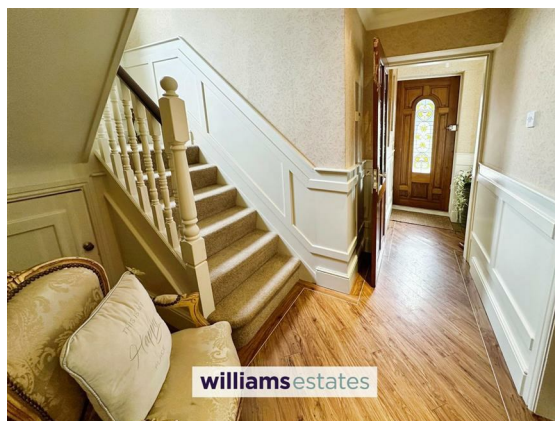
At the roundabout, take the 2nd exit onto Lead Mills/A5119 and continue for 0.6 miles.

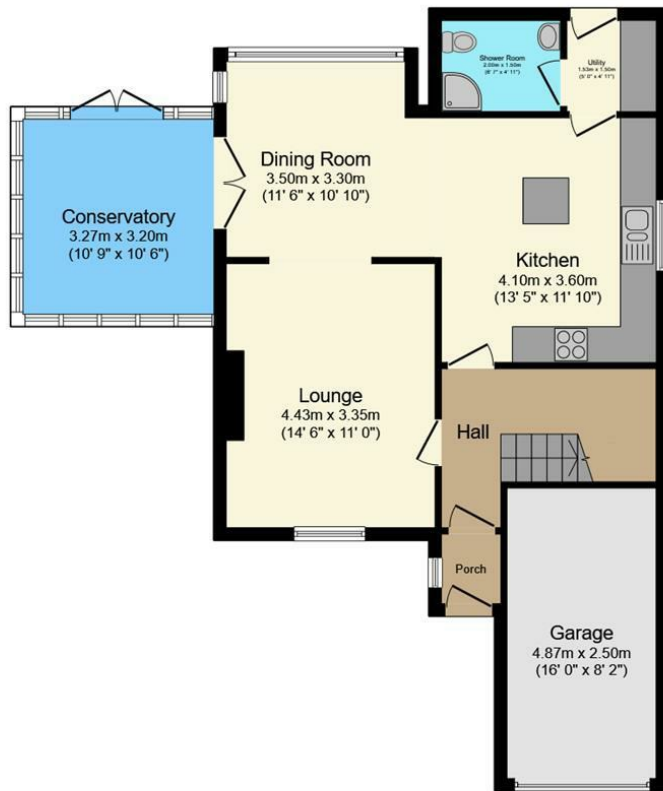
Turn left onto Gwernaffield Road and continue for about 0.7 miles.

Turn left onto Lon Yr Orsaf and then take an immediate right turn.

Continue onto Parc Hendy.

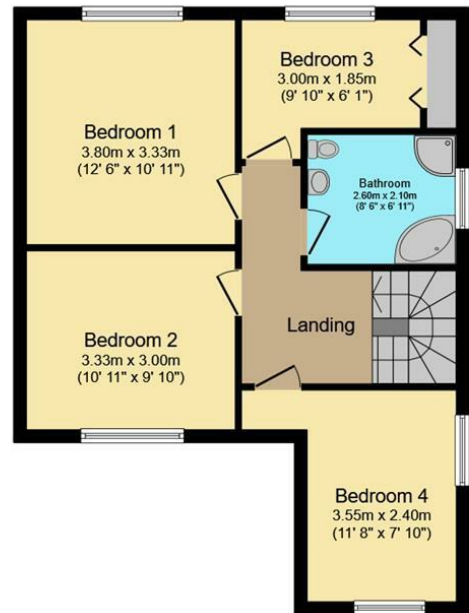
The property will be located on the right.





Ground Floor

Floor area 81.2 m² (874 sq.ft.)



First Floor

Floor area 56.7 m² (610 sq.ft.)

TOTAL: 137.9 m² (1,484 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		82
(69-80) C	67	
(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.