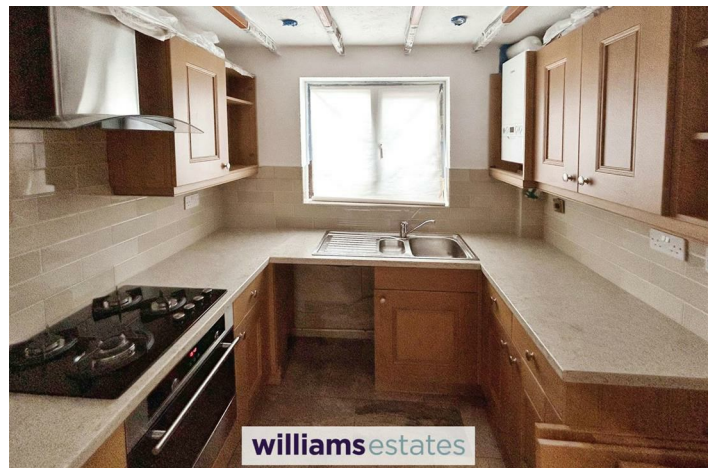
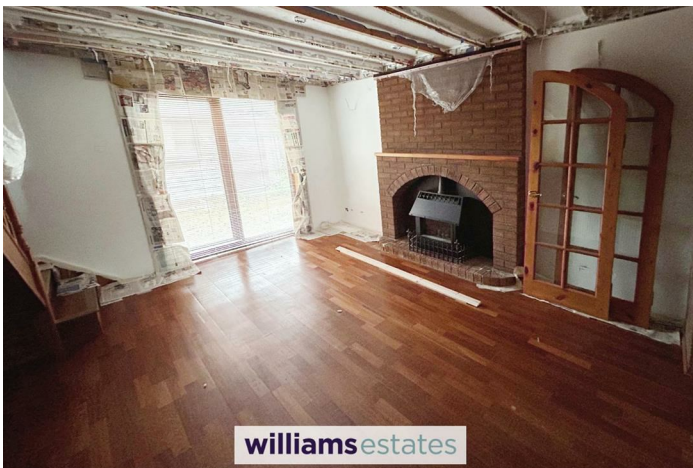


williams estates



**6 Llys Daniel Owen, Mold, Flintshire,
CH7 1SW**

£120,000

 2  1  2  C

EPC - C71 Council Tax Band - C Tenure - Freehold

Llys Daniel Owen, Mold

2 Bedrooms - House

Williams Estates are pleased to introduce this Two Bedroom Semi-Detached House For Sale. Ideal for First Time Buyers or Investors - available with no onward chain. The property comprises of a Living room, Kitchen, Two Bedrooms, Shower Room and an Outdoor Building to the rear. There is also ample parking for multiple vehicles on the driveway.

Tenure: Freehold. EPC Rating: TBC. Council Tax Band: C.



Accommodation

Entrance through a composite door, leading into the:

Entrance Porch

Radiator, partial tiled walls.

Living Room

13'5" x 12'5" (4.1 x 3.8)

Timber beams, UPVC window to the rear, radiator, lighting and stairs off.

Kitchen

6'6" x 7'10" (2.0 x 2.4)

Void for washing machine, stainless steel sink with mixer taps over, UPVC window to the front, lighting, four ring gas hob, stainless steel extractor hood, built-in integral oven, partially tiled walls, boiler, power-points.

Bedroom

10'1" x 10'1" (3.08 x 3.09)

Radiator, UPVC window to the rear, lighting, access to loft hatch, built-in wardrobe with lighting inside.

Bedroom 2

9'2" x 7'2" (2.8 x 2.2)

UPVC window to the front, radiator, lighting.

Shower Room

6'2" x 6'6" (1.9 x 2.0)

Low flush W/C, hand wash basin with mixer tap over, vanity unit, obscure UPVC window to the front, lighting, shower enclosure, stainless steel shower head, radiator, tiled walls.

Outside

Brick driveway with space for multiple vehicles, outside water tap, cupboard with powerpoint and electric meter. Outdoor building to the rear garden with power-points and lighting, brick laid garden, timber and stone fencing.

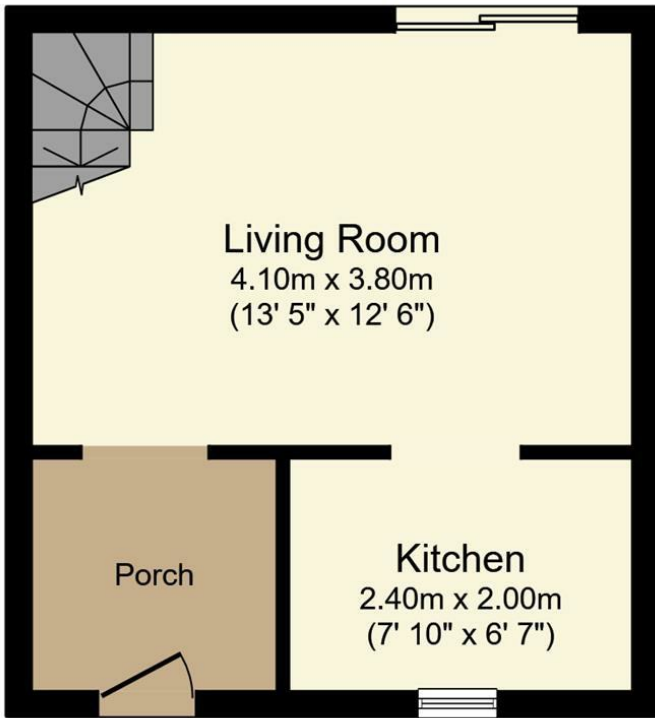
Directions

Start at Williams Estates Shop, Chester Street, Mold. Head northwest on Chester Street/A541. Turn right onto High Street. Continue onto King Street. Turn right onto Earl Road. Turn left onto Hall View. Turn left onto Llys



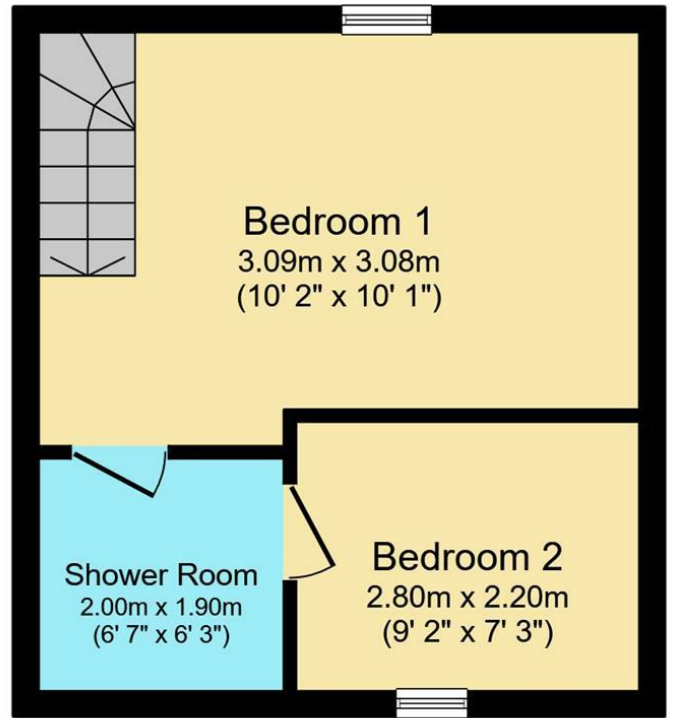
Daniel Owen. Arrive at 6 Llys Daniel Owen, Mold, CH7 1SW.





Ground Floor

Floor area 26.4 m² (284 sq.ft.)



First Floor

Floor area 26.4 m² (284 sq.ft.)

TOTAL: 52.7 m² (568 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 | | |
| (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 | |

Call us on
01352 372111

Mold@williamsestates.com

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.