



London House Coed-Talon, Mold, Flintshire, CH7 4TW

£260,000

 3  2  3  E

EPC - E52 Council Tax Band - D Tenure - Freehold

Coed-Talon, Mold

3 Bedrooms - House - Semi-Detached

**** VIEWING HIGHLY RECOMMENDED **** A Three bedroomed semi-detached house with private gardens backing onto a stream. The property briefly comprises : Living room, kitchen dining room to the ground floor and three bedrooms and bathroom to the first floor.

Tenure - Freehold EPC - TBC. Council Tax Band - D



Accommodation

UPVC double glazed front door leading into:

Entrance Hall

Column radiator, under-stairs storage cupboard with stairs leading off.

Living Room

14'9" x 12'2" (4.50 x 3.73)

Beamed ceiling, multi-fuel cast iron stove on a raised hearth, UPVC double glazed window to the front elevation,

Kitchen

13'1" x 9'1" (4 x 2.77)

Worktops, Drawers and base units beneath, wall units over, five ring gas hob with glass splash-back and extractor hood above, one and a half bowl single drainage sink, Neff double oven, room for tall standing fridge freezer, plumbing for washing machine, space for dishwasher, UPVC double glazed window to the side elevation, chrome heated rail, an opening into:

Dining Room

12'1" x 11'11" (3.7 x 3.64)

Column radiator, oak flooring, UPVC double glazed double doors opening into the side garden.

First Floor Landing

UPVC double glazed window to the side elevation, double radiator, loft access hatch.

Bedroom 1

12'1" x 11'11" (3.7 x 3.65)

High ceiling, double and single radiators, UPVC double glazed window to the side.

Bedroom 2

11'11" x 11'3" (3.65 x 3.45)

Storage cupboard, double radiator, UPVC double glazed window to the front elevation.



Bedroom 3

9'2" x 9'2" (2.80 x 2.80)

UPVC double glazed window to the side elevation, radiator, built-in wardrobe.

En-suite

Wash basin, W/C.

Bathroom

13'5" x 7'10" (4.1 x 2.4)

Double ended bath, wash basin, W/C, corner shower enclosure with Mira shower, chrome heated towel rail, cylinder cupboard with shelving, UPVC double glazed window to the front.

Outside

The front of the property includes a stone chipped area with off-road parking for two vehicles. To the side is a well presented garden with varieties of plants and greenery, with a stone paved pathway. The driveway leads past the neighbouring property to the rear garden area with a spacious garage, an outside gardening room and timber storage shed. This area has an ornamental pond with surrounding plants and shrubs, including a further garden past the neighbouring property, with vegetable beds and a step down to a water stream that continues along the rear property boundary.

Directions

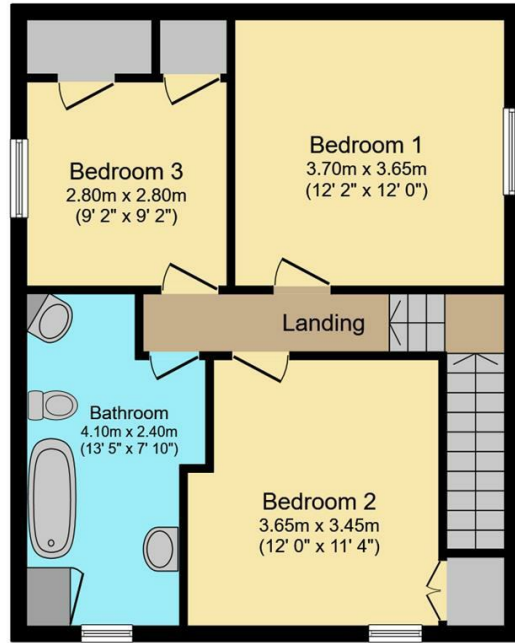
From our Mold office head down Chester Street towards the roundabout and take the third exit onto Chester Road and proceed to Wylfa roundabout and take the fourth exit onto A541 and proceed for approximately 2 miles then turn right onto Corwen Road A5104 and proceed for 1.2 miles where you will find the property with Williams Estates board.





Ground Floor

Floor area 54.4 m² (585 sq.ft.)



First Floor

Floor area 54.4 m² (585 sq.ft.)

TOTAL: 108.7 m² (1,170 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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