

**28 Gosmore Road, New Brighton,
Flintshire, CH7 6QN**

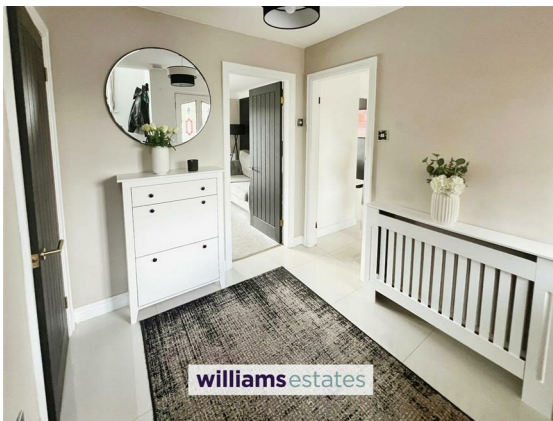
£310,000

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EPC - D65 Council Tax Band - E Tenure - Freehold

Gosmore Road, 3 Bedrooms - House - Detached

An immaculately presented three-bedroom detached house, boasting modern fittings and stylish interiors. It includes ample off-road parking for convenience and a detached single garage for additional storage or vehicle accommodation. The home is set within low-maintenance gardens, designed for ease of care and maintenance. Throughout the property, double glazing is installed, enhancing energy efficiency and ensuring a comfortable living environment. EPC Rating - 65D. Tenure - Freehold. Council Tax Band - E.



Accommodation

Entrance via a composite door, leading into:

Entrance Hallway

Power-points, lighting, under-stairs storage cupboard and doors off.

W.C.

5'2" x 2'11" (1.6 x 0.9)

The W.C. is off the entrance hallway, having stainless steel mixer tap, hand wash basin, low flush W/C, lighting, tiled flooring, and an obscure UPVC window to the side elevation.

Kitchen

12'5" x 10'9" (3.8 x 3.3)

UPVC window overlooking the front elevation, stainless steel one and a half bowl sink, partially tiled walls for splash-back, power-points, lighting, integral double oven, built-in fridge freezer, radiator, partially obscure double glazed door leading out to the rear, four ring induction hob with stainless steel extractor hood over, tiled flooring, doors off.

Dining Room

10'9" x 7'10" (3.3 x 2.4)

Power-points, radiator, UPVC double glazed window to the rear, lighting.

Living Room

14'1" x 11'9" (4.3 x 3.6)

UPVC double glazed doors opening to the patio area, power-points, lighting, built-in electric fireplace, integral shelving, radiator.

First Floor Landing

Large UPVC decorate double glazed window overlooking the front, lighting, obscure double glazed UPVC window to the side elevation, power-points and door off.

Bedroom

11'1" x 9'10" (3.4 x 3)

Power-points, radiator, UPVC double glazed window to the front.



Bedroom

11'9" x 10'2" (3.6 x 3.1)

Radiator, UPVC double glazed window to the rear, power-points, lighting.

En-Suite

9'10" x 3'3" (3 x 1)

Hand-wash basin, stainless steel mixer tap, obscure UPVC double glazed window to the side elevation, shower enclosure with stainless steel shower head, partially tiled walls, low flush W/C, radiator, extractor fan.

Bathroom

6'2" x 7'2" (1.9 x 2.2)

Bathtub with matte black wall mounted shower, partially tiled walls, extractor fan, obscure UPVC double glazed window to the front elevation, lighting, low flush W/C, pedestal hand-wash basin with stainless steel mixer tap over, wall mounted radiator.

Bedroom

10'5" x 6'2" (3.2 x 1.9)

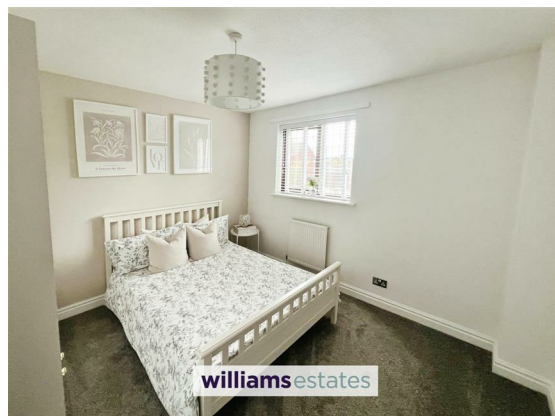
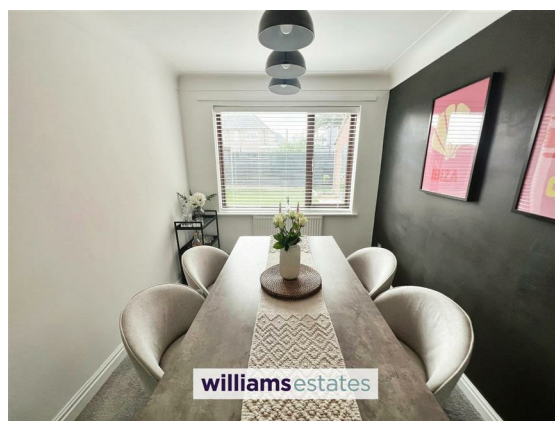
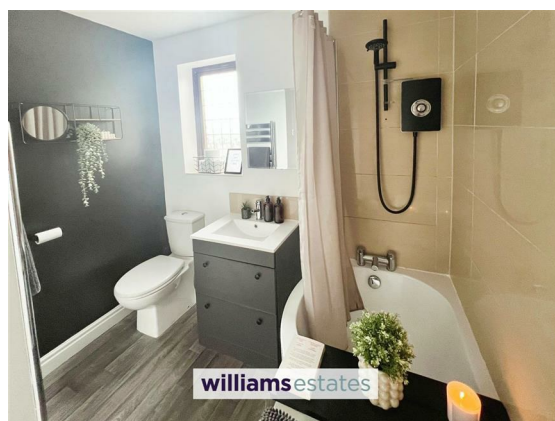
Radiator, lighting, power-points, UPVC double glazed window to the rear elevation.

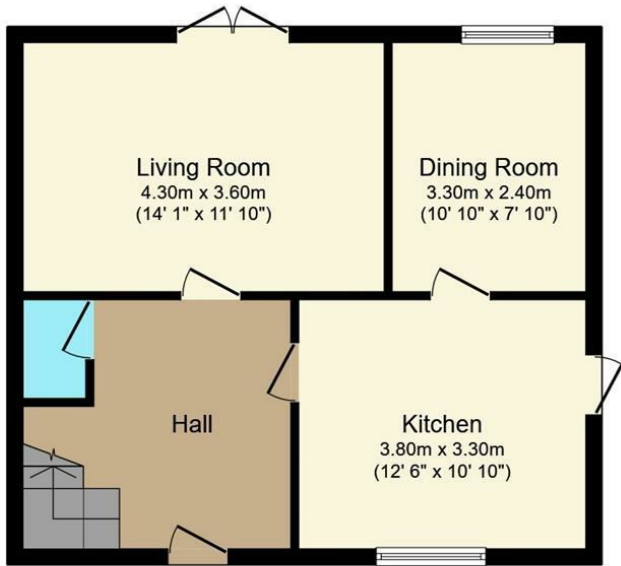
Outside

To the front of the property, there is a large area paved with stones which allows for low maintenance. There is also off-road parking for multiple vehicles that is followed by a single detached garage for storage big enough to fit a car. To the rear garden there is a modern patio area with space for seating and alfresco dining. Beyond the patio is an area laid with artificial grass, which is also ample for low maintenance. The boundaries are enclosed by modern timber fencing which allows for privacy and ensures the rear garden is not overlooked.

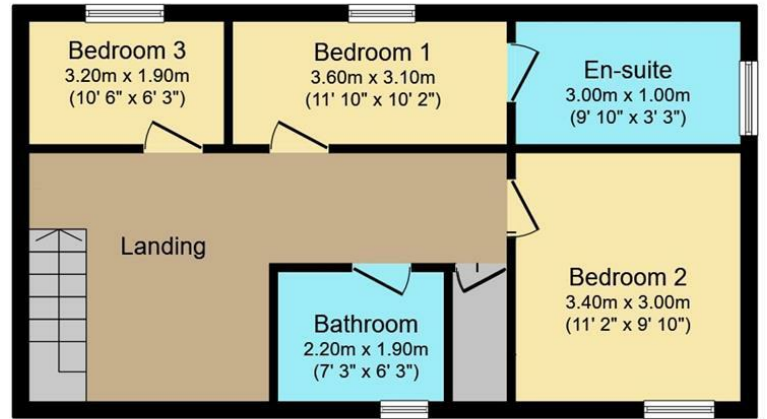
Directions

Start on Chester Street, Mold: Head southeast on Chester Street (B5444). Continue on B5444: Follow the B5444 and take a slight left onto Wrexham Street (B5444). Continue to follow the B5444. At the roundabout: Take the 1st exit onto the A541. Continue on A541: Stay on the A541 for about 1.7 miles. Turn right onto A5119: After approximately 1.7 miles on the A541, turn right onto A5119 (known as New Brighton Road). Turn right onto Gosmore Road: Continue on the A5119 for about 0.5 miles. Then, turn right onto Gosmore Road. Continue straight on Gosmore Road until you reach number 28.





Ground Floor
Floor area 49.9 m² (537 sq.ft.)



First Floor
Floor area 47.4 m² (511 sq.ft.)

TOTAL: 97.3 m² (1,047 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			80
(69-80) C		65	
(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.