



**12 Maes Bodlonfa, Mold, Flintshire, CH7  
1DR**

**£229,950**

 3  1  2  D

**EPC - D67 Council Tax Band - D Tenure - Freehold**

# Maes Bodlonfa, Mold

## 3 Bedrooms - House - Semi-Detached

**\*\*NO ONWARD CHAIN AND VACANT POSSESSION \*\*** A good size, three bedroom semi-detached property within walking distance to Mold Town Centre. The property briefly comprises of three bedrooms, living room, kitchen, and bathroom as well as a driveway and garden. Internal viewing is highly recommended. In need of modernisation throughout.

Tenure: Freehold - EPC Rating: D67 - Council Tax Band: D.



### Accommodation

UPVC door leading into:

### Entrance Porch

Having lighting and power points.

### Hallway

Having lighting, under-stairs storage, stairs to the first floor landing and doors off.

### Living Room

10'5" x 11'9" (3.2 x 3.6)

uPVC window to the front elevation, fireplace with gas fire, lighting, internet access point and power points.

### Dining Room

12'5" x 11'5" (3.8 x 3.5)

Having a gas fire, lighting, power-points and a sliding uPVC door facing the rear elevation.

### Kitchen

14'9" x 10'5" (4.5 x 3.2)

With wall mounted gas fire heater, plumbing for dishwasher and void for under-cupboard fridge, one and half sink with mixer tap, consumer unit, void for freezer, power-points, lighting, internet access point, UPVC double glazed window to the side elevation, as well as a timber door to the side. There is also a timber door that leads to the:

### Rear Porch

Power-points, stainless taps over a sink, UPVC door leading to the rear garden, timber framed windows also to the rear.

### First Floor Landing

With window to the front elevation, singular power-point, wall mounted gas-fired heater, access to loft hatch and doors off.

### Bedroom One

12'5" x 11'9" (3.8 x 3.6)

UPVC windows to the rear elevation, lighting, singular power-point and original tiled fire surround (not in use)



### Bedroom Two

10'9" x 9'10" (3.3 x 3)

UPVC window overlooking the front elevation, power-points, lighting and a built-in sliding wardrobe.

### Bedroom Three

10'5" x 7'6" (3.2 x 2.3)

UPVC window to the rear elevation, lighting, singular power-point.

### Bathroom

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

W/C, hand-wash basin, obscure UPVC window to the side elevation, partially tiled walls, extractor fan, bathtub with taps over, wall mounted electric shower with shower head.

### Outside Store

The outside store provides ample storage.

### Outside

The Rear Garden is mainly laid to lawn, as well as being bound by timber fencing. It is also private and enclosed, being perfect for alfresco dining.

The front of the property offers off road parking and is mainly laid to lawn, with additional concrete paving.

The property is located next to a local park.

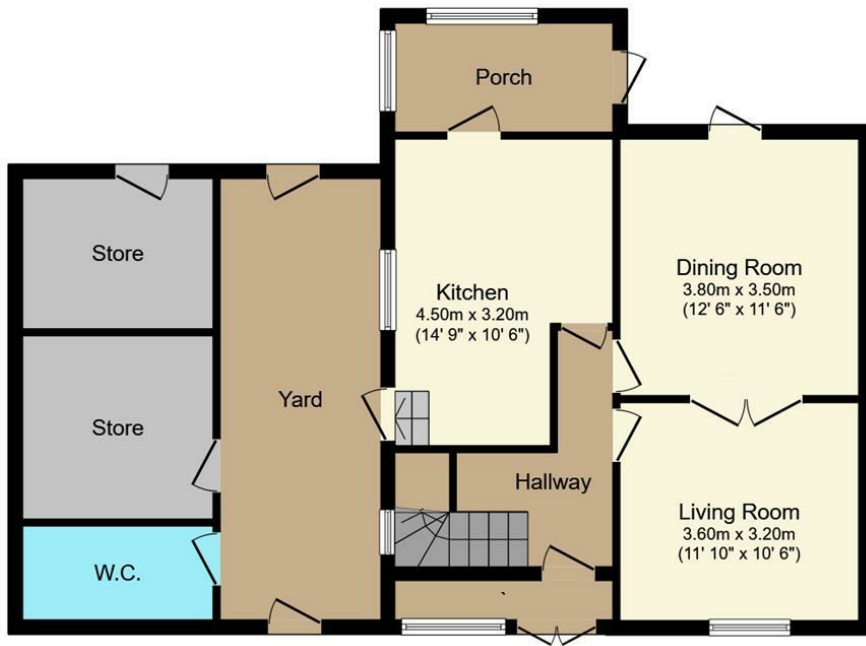
### Directions

Head southeast on Chester Street (A5119) towards High Street (A541). Then, at the roundabout, take the first exit onto High Street (A541). Continue straight onto Ruthin Road (A5119). Then turn left onto Maes Bodlonfa. The destination will then be on your right.

### Notes

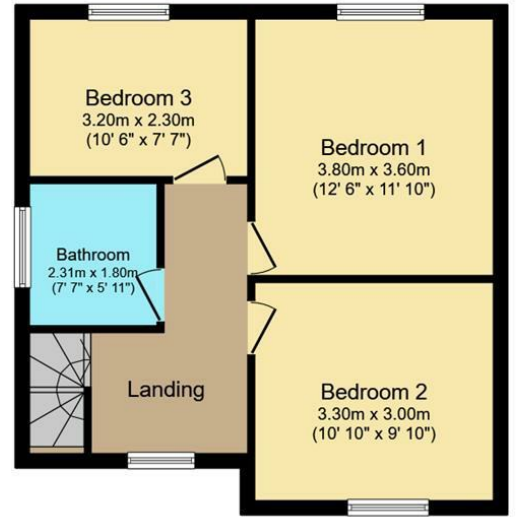
Property is going through probate application in progress





### Ground Floor

Floor area 88.7 sq.m. (955 sq.ft.)



### First Floor

Floor area 45.8 sq.m. (493 sq.ft.)

TOTAL: 134.5 sq.m. (1,448 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto: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.