

**55 Hendy Road, Mold, Flintshire, CH7
1QS**

£285,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Hendy Road, Mold

3 Bedrooms - House - Semi-Detached

Located within walking distance from the heart of Mold, Flintshire, this charming three-bedroom semi-detached house offers modern living in a prime location. The property has an open-plan kitchen/living area which features sleek Porcelain tiled floors, creating a seamless flow. There is also a good size dining room, making the house perfect for a small family/family gatherings. The property includes a stylish family bathroom and downstairs W.C., and three bedrooms. Step outside to the rear garden, where a delightful gazebo invites you to relax and enjoy outdoor dining! Tenure: Freehold. Council Tax Band: D. EPC Rating: TBC.



Accommodation

There is an outside oak porch with lighting and slate steps. Entrance is via a composite door, leading into the:

Entrance Hallway

Having stairs leading to the First Floor Landing, consumer unit, boiler, power point, lighting, Porcelain tiled floor and doors off:

Dining Room

11'5" x 10'9" (3.5m x 3.3m)

Having a radiator, UPVC window to the front elevation, fireplace with marble style surround and hearth, power points, Porcelain tiled flooring, and lighting.

Kitchen

10'9" x 9'6" (max) (3.3m x 2.9m (max))

Being open plan, having void and plumbing for a washing machine, granite worktops, partially tiled walls, mixer tap with sink, power points, four ring gas cooker and integrated oven, stainless steel extractor hood, void for freestanding fridge freezer, UPVC window overlooking the rear elevation, integrated dishwasher and downlighting. There is also a door leading to the:

Downstairs W.C.

4'7" x 2'11" (1.4m x 0.9m)

Having a low flush W.C., metro brick style tiled walls, Victorian style floor tiles, lighting, extractor fan, and stainless steel mixer tap with hand wash basin and vanity unit.

Living Area

21'3" x 11'3" (max) (6.5m x 3.44m (max))

Having French UPVC doors leading to the rear garden, UPVC window overlooking the rear elevation, power points, ceiling window, TV access point, wood burner log fire, and a wall mounted radiator.

First Floor Landing

Having a UPVC window to the side elevation, lighting and access to the loft hatch.



Bathroom

8'2" (max) x 7'2" (max) (2.5m (max) x 2.2m (max))

Having Victorian style floor tiles, metro brick wall tiles, W.C., extractor fan, hand wash basin with stainless steel taps over, wall mounted shower with stainless steel shower head, wall mounted matt black radiator, UPVC decorative obscure window overlooking the rear elevation and lighting.

Bedroom One

11'5" (max) x 10'2" (max) (3.5m (max) x 3.1m (max))

Having radiator, fixed wardrobe, T.V. access point, UPVC window overlooking the rear (giving fantastic views of the hillside), power point and lighting.

Bedroom Two

9'6" (max) x 11'9" (2.9m (max) x 3.6m)

Having lighting, T.V. access point, UPVC window overlooking the front elevation, power points and a fixed wardrobe.

Bedroom Three

7'2" (max) x 6'6" (2.2m (max) x 2.0m)

Currently being used as a study, this bedroom has lighting, power points, internet access point, and a UPVC window to the front elevation and radiator.

Outside Shed

8'2" x 6'2" (2.5m x 1.9m)

Having lighting.

Larger Outside Shed

19'8" x 7'6" (6.0m x 2.3m)

Having lighting and power.

Outside

To the front of the property, there is a tarmac driveway offering parking for multiple vehicles. There is also a variety of small plants/shrubs to the front.

To the rear, the property is south facing and is mainly laid to lawn, being bound by mature hedges to one side and a wall and timber fencing to the opposite side. There is a paved area directly outside the property which is ideal for alfresco dining. There is a raised raised decked area with a gazebo which would be ideal for entertaining guests. There is also an area which is suitable for a hot tub to be situated.

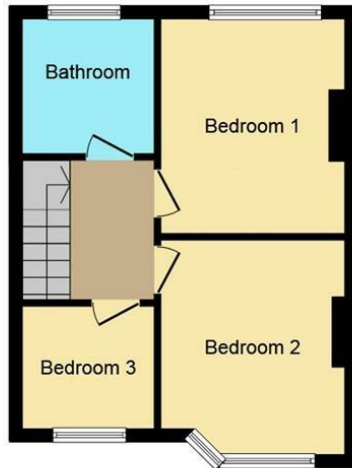
Directions

Start on Chester Street, Mold and head northwest on Chester Street (A5119) towards High Street. Then, take a left onto King Street (A494) and at the traffic lights, turn left onto King Street (A494). From here, continue on A494 and follow the A494 for approx 0.6 miles. Then, take a left onto Hendy Road until you arrive at number 55.

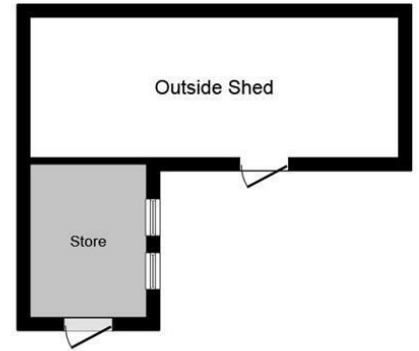




Ground Floor



First Floor



Outbuilding

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.