



**13 Trem Afon, Mynydd Isa, Mold, CH7  
6YR**

**£275,000**

 3  1  2  C

**EPC - C73**

**Council Tax Band - D**

**Tenure - Freehold**

# Trem Afon, Mold

## 3 Bedrooms - House

**\*\*NO ONWARD CHAIN \*\***A fantastic three bedroom, semi-detached property in the beautiful village of Mynydd Isa, located on the outskirts of Mold. Situated in a quiet cul-de-sac, this versatile family home offers a stylish and well-fitted kitchen with a living/dining area, a good size family bathroom, spacious living room, garage, driveway for off road parking, summer house and a fantastic enclosed rear garden which can be easily maintained. Additionally, this property is available with no onward chain and vacant possession. Internal viewing is highly recommended. Tenure: Freehold. Council Tax Band: D. EPC Rating: 73 C.



### Accommodation

Entrance is via a solid decorative timber door, leading into the...

### Entrance Hallway

Light and spacious hallway with wooden flooring and turned staircase rising off to the first floor, lighting, radiator, and doors leading off.

### Kitchen/Living Area

20'11" x 16'0" (6.4m x 4.9m)

Living Area - Being open plan, having a radiator, lighting, patio doors leading to decked area and window overlooking the garden.

Kitchen - Being fitted with modern wall, drawer and base units with complimentary work surfaces over, island, stainless steel extractor hood, mixer tap with drainer, radiator, integrated Bosch double oven, integrated Bosch microwave, void for freestanding fridge freezer, Bosch induction hob and a decorative door leading to the garden.

### Living Room

16'4" x 10'5" (5.0m x 3.2m)

Having lighting, window to the front elevation, T.V. access point and an electric fireplace.

### Bedroom

9'2" x 9'2" (2.8m x 2.8m)

Having lighting, radiator and a uPVC window overlooking the front elevation.

### Landing

Having lighting, stairs from the ground floor with a uPVC window, access to the loft hatch and doors off.

### Bedroom

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

Having lighting, fitted wardrobes with double sliding mirrored doors and further double wardrobe, radiator and uPVC window overlooking the front elevation.



## Bedroom

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

Having lighting, wardrobes, radiator and a uPVC window overlooking the rear elevation.

## Bathroom

11'9" x 6'10" (3.6m x 2.1m)

Having lighting, an obscure uPVC window, bath with stainless steel tap over, partially tiled walls, hand wash basin with stainless steel taps over, W.C., wall mounted radiator and walk-in shower enclosure.

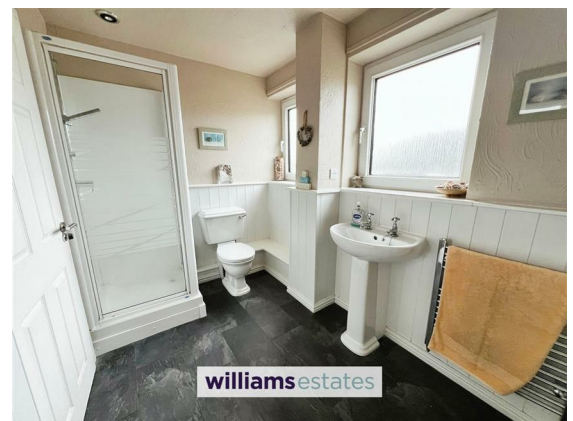
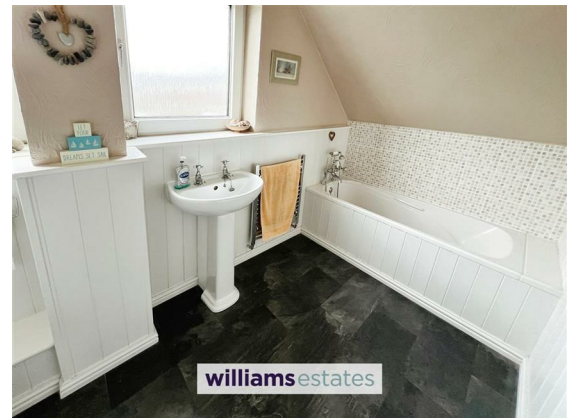
## Outside

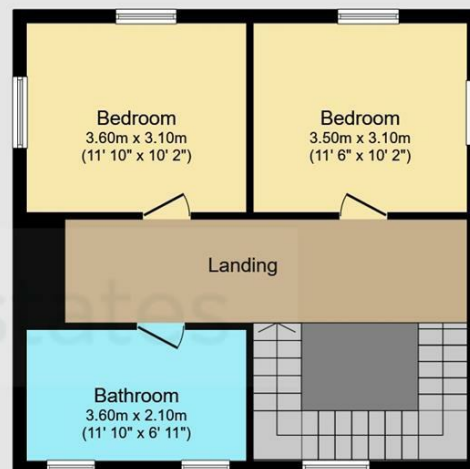
To the front, the property has a good size driveway for multiple vehicles. The front is partially laid to lawn.

To the rear, the garden has a paved area which leads to an outside summer house. The garden is mainly laid to lawn. There is also a good size garage to the rear and a decked area which is ideal for alfresco dining.

## Directions

Start on Chester Street, Mold: Head south on Chester Street (B5444). Continue onto Lead Mills (B5444) Turn left onto King Street (A5119): At the roundabout, take the 2nd exit onto King Street/A5119. Continue on A5119. Continue to follow A5119 through the Town Center. At the next roundabout, take the 3rd exit onto New Brighton Road (A5119): Follow A5119 for about 1 mile. Turn right onto Argoed Road: Continue on Argoed Road for about 0.5 miles. Turn left onto Trem Afon.



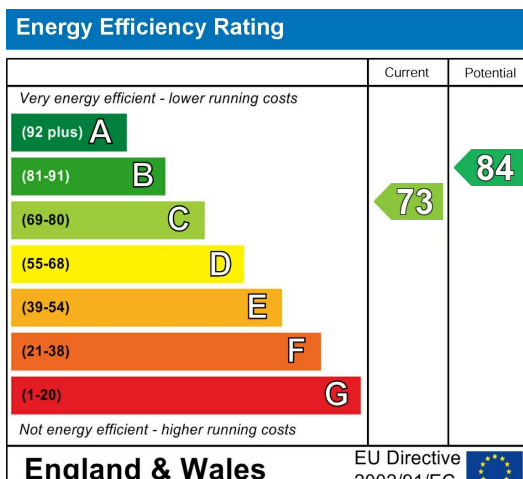


**TOTAL: 124.8 m<sup>2</sup> (1,344 sq.ft.)**

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](http://www.Propertybox.io)

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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.



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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.

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