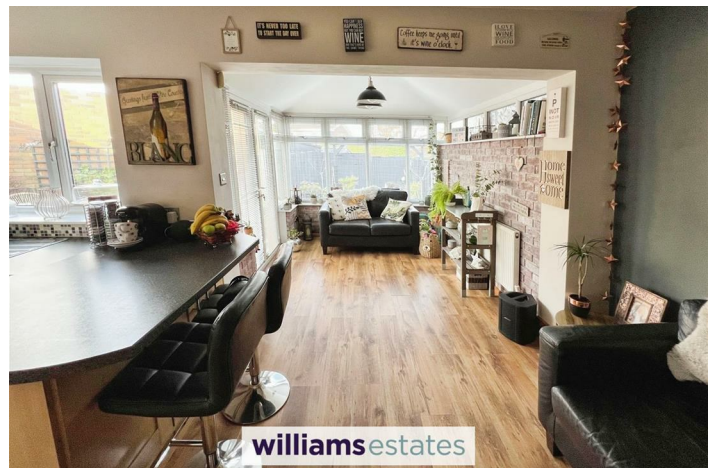


# williams estates



**58 Parc Hendy, Mold, Flintshire, CH7 1TT**

**£255,000**



**EPC - null    Council Tax Band - C    Tenure - Freehold**



# Parc Hendy, Mold

## 3 Bedrooms - House - Semi-Detached

Welcome to 58, Parc Hendy, a charming three-bedroom semi-detached house situated in a highly sought-after residential area of Mold, just a short distance away from the Town Centre. This well-presented family home features a spacious, open-plan kitchen dining area (with an extended snug), three bedrooms, a family bathroom, and a fantastic, well presented living room. Additional benefits include a garage, a private, low maintenance enclosed rear garden and an outbuilding with lighting and power. This home is perfect for families seeking both convenience and comfort. Tenure: Freehold. Council Tax Band: C. EPC Rating: TBC.



### Accommodation

Entrance is via a composite door with decorative panelling. Leading into the:

### Entrance Hallway

Having downlights, stairs to first floor landing and doors off.

### Living Room

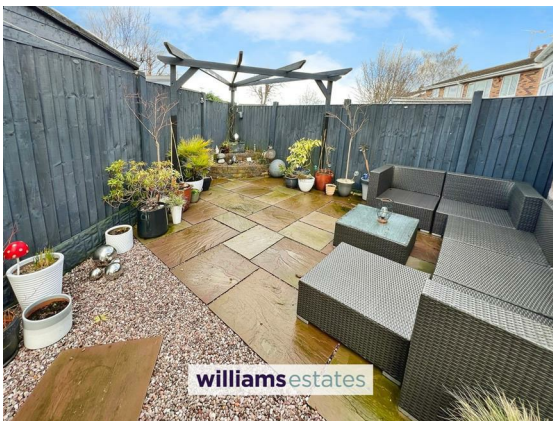
13'1" x 11'9" (4.0m x 3.6m)

Having downlights, radiator, uPVC double glazed windows to the front elevation, inset working gas fire and chrome power points.

### Kitchen Diner / Snug

19'0" x 18'4" (5.8m x 5.6m)

Being open plan, having an understairs storage cupboard, uPVC double glazed obscure door leading to the rear, complimentary worktops over with wall, drawer and base units, four ring gas hob with stainless steel extractor hood over and stainless steel splashback, integrated oven, integrated dishwasher, void and plumbing for washing machine, stainless steel sink with tap over, double glazed uPVC windows to the rear, breakfast bar, and radiator. In the snug/dining area, there are uPVC French doors leading out to the rear, uPVC windows to the rear elevation and a radiator,



### First Floor Landing

Having chrome sockets, stairs leading down, obscure double glazed uPVC window to the side elevation, doors off and access to the loft hatch.

### Bathroom

9'2" x 5'6" (2.8m x 1.7m)

Having bath with taps over, hand wash basin with vanity unit, obscure double glazed uPVC window to the rear and side elevations, low flush W.C. and radiator.

### Bedroom

11'1" x 10'6" (3.39m x 3.22m)

Having a uPVC double glazed window to the rear, radiator, fitted sliding wardrobe, views of the hillside and chrome light switches.



### Bedroom

11'1" x 11'1" (3.39m x 3.39m)

Having a radiator, fitted sliding wardrobes, uPVC double glazed window overlooking the front elevation, and chrome light switches.

### Bedroom

7'6" x 5'6" (2.31m x 1.7m)

Also ideal for use as a study, having a radiator, alcove, and a uPVC double glazed window overlooking the front elevation.

### Garage

Having lighting and power, with double sockets.

### Outhouse

Being carpeted inside, with lighting and power.

### Outside

The property benefits from a long driveway, providing off-road parking for multiple vehicles. To the front of the property, there is a mixture of areas consisting of lawn, resin, blue slate chippings and paved tiles. There is also a good size outbuilding which is carpeted, benefitting from lighting and power. Additionally, there is a spacious garage for storage.

To the rear, there is a private area which is mainly paved for ease of maintenance. It is bound by timber fencing and is ideal for alfresco dining.

### Directions

Start at Williams Estates, Shop Mold, Chester Road.

Head southwest on Chester Road/A541 toward Bryn Coch Lane for approximately 0.3 miles.

At the roundabout, take the 2nd exit onto Lead Mills/A5119 and continue for 0.6 miles.

Turn left onto Gwernaffield Road and continue for about 0.7 miles.

Turn left onto Lon Yr Orsaf and then take an immediate right turn.

Continue onto Parc Hendy.

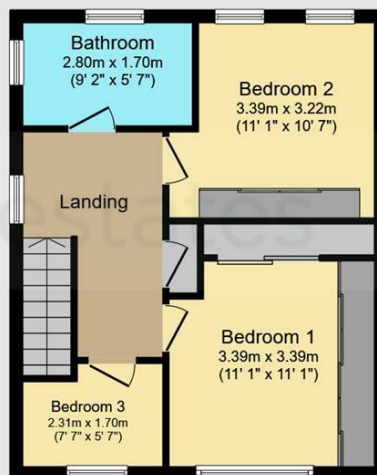






### Ground Floor

Floor area 51.0 m<sup>2</sup> (549 sq.ft.)



### First Floor

Floor area 42.4 m<sup>2</sup> (457 sq.ft.)

TOTAL: 93.4 m<sup>2</sup> (1,006 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

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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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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.

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