



**15 Ffordd Pentre, Mold, Flintshire, CH7 1UY**

**£285,000**

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**EPC - C69    Council Tax Band - E    Tenure - Freehold**



# Ffordd Pentre, Mold

## 3 Bedrooms - Bungalow - Detached

A recently modernised three bedroom detached bungalow, just a short distance from Mold town centre. The property briefly comprises of a kitchen, open plan living/dining area, three bedrooms, bathroom and low maintenance gardens to the front and rear. Key benefits include off road parking for multiple vehicles, a garage and a summer house. Internal viewing is highly recommended to appreciate the quality of the renovation this bungalow has undergone in recent years.

Tenure: Freehold  
EPC Rating: C69  
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### Accommodation

Entrance is via a uPVC double glazed door leading into the kitchen.

### Kitchen

12'9" x 8'10" (3.9m x 2.7m)

Integral fridge freezer, Zanussi integrated double oven, uPVC double glazed windows to the front and side elevations, power points, work tops with integrated drawers, base and wall units, wall mounted column style radiator, integrated Zanussi hob, stainless steel extractor hood, integrated washing machine and dishwasher, uPVC door to the side elevation, one and a half composite sink with stainless steel mixer tap over, down lights and under counter lighting and engineered wood flooring.



### Living/Dining Room

22'11" x 10'9" (max) (7.0m x 3.3m (max))

uPVC double glazed window to the front elevation. Two radiators, power points, electric fire, tv access point, lighting and engineered wood style flooring.

### Hallway

Access to loft hatch, heating thermostat, lighting and doors off with engineered wood style flooring.

### Bedroom One

13'5" x 10'9" (4.1m x 3.3m)

uPVC window to the rear elevation, radiator, power points, lighting and a built in double wardrobe.

### Bedroom Two

8'10" x 9'6" (2.7m x 2.9m)

Having lighting, power points, Built in wardrobe, radiator and uPVC double glazed window to the rear elevation.

### Bedroom Three/Study

8'10" x 6'10" (2.7m x 2.1m)

Power points, lighting, uPVC window to the side elevation, radiator, cupboard housing the worchester boiler, worktops with built in base and wall units.



## Bathroom

6'6" x 5'6" (2.0m x 1.7m)

Obscure uPVC window to the side elevation, p shaped bath with stainless steel taps over, wall mounted power shower with waterfall shower, partially tiled walls, low flush w.c, heated chrome towel rail, hand wash basin with mixer tap over and built in vanity unit.

## Garage

Being a good size, it has power and lighting and has been used previously as a workshop.

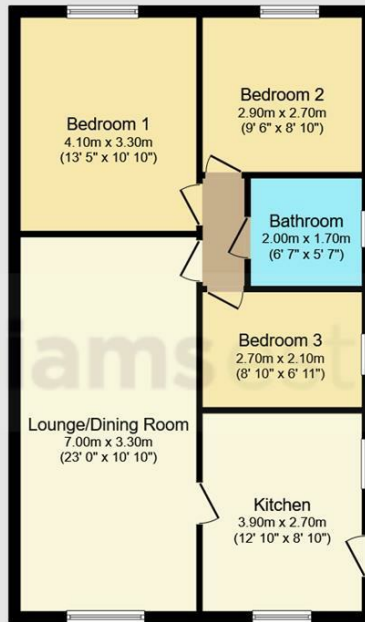
## Outside

To the front, the property has a tarmacked driveway which provides space for parking multiple vehicles. There is a decorative stone area with plants and shrubbery. It is bounded by low timber fencing. To the rear, the low maintenance garden is flagged with a stone area. Being private and enjoying the views of the hillside, there is also a timber summer house ideal for relaxing or working from.

## Directions

From our Mold office take a right and Follow along to the roundabout. Take a right at the roundabout onto the Chester road. Take the right turning for Ffordd Pentre. The property is located on the corner.





### Floor Plan

Floor area 70.9 m<sup>2</sup> (764 sq.ft.)

TOTAL: 70.9 m<sup>2</sup> (764 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

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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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