williams estates

9 Cae'r Mul, Gwernaffield, Mold, Flintshire, CH7 5GB

£195,000

3 1 2 D

EPC - D64 **Council Tax Band - C** **Tenure - Freehold**

Cae'r Mul, Mold
3 Bedrooms - House - Semi-Detached

A three bedroom semi-detached house, making a perfect family home. Having a modern, well-presented interior throughout, this property provides ample off road parking for multiple vehicles and has double glazing throughout. Situated within a popular and quiet cul-de-sac, internal viewing is highly recommended on this property. Tenure: Freehold. Council Tax Band: C. EPC Rating: 64D.

Accomodation
Entrance is via a UPVC double glazed door, leading into the:

Entrance Hall
Having radiator, storage cupboard and doors leading off:

Living Room
Having double radiator and UPVC double glazed window to the front elevation.

Kitchen / Dining Area
Having worktops with wall, drawer and base units, stainless steel sink with mixer tap over, void for washing machine, void for freestanding fridge freezer, four ring hob with extractor hood above, double radiator, two UPVC double glazed windows, and a UPVC double glazed door to the rear.

First Floor Landing
Having access to the loft hatch and doors off.

Bedroom One
Double radiator and double glazed UPVC window to the front elevation.

Bedroom Two
Double radiator and double glazed window to the rear elevation.

Bedroom Three
Double radiator and double glazed window to the rear.

Bathroom
Having a bath with electric shower over, wash basin, vanity unit, W.C., chrome heated towel rail, floor to ceiling tiles. tiled floor, UPVC double glazed window and extractor fan.

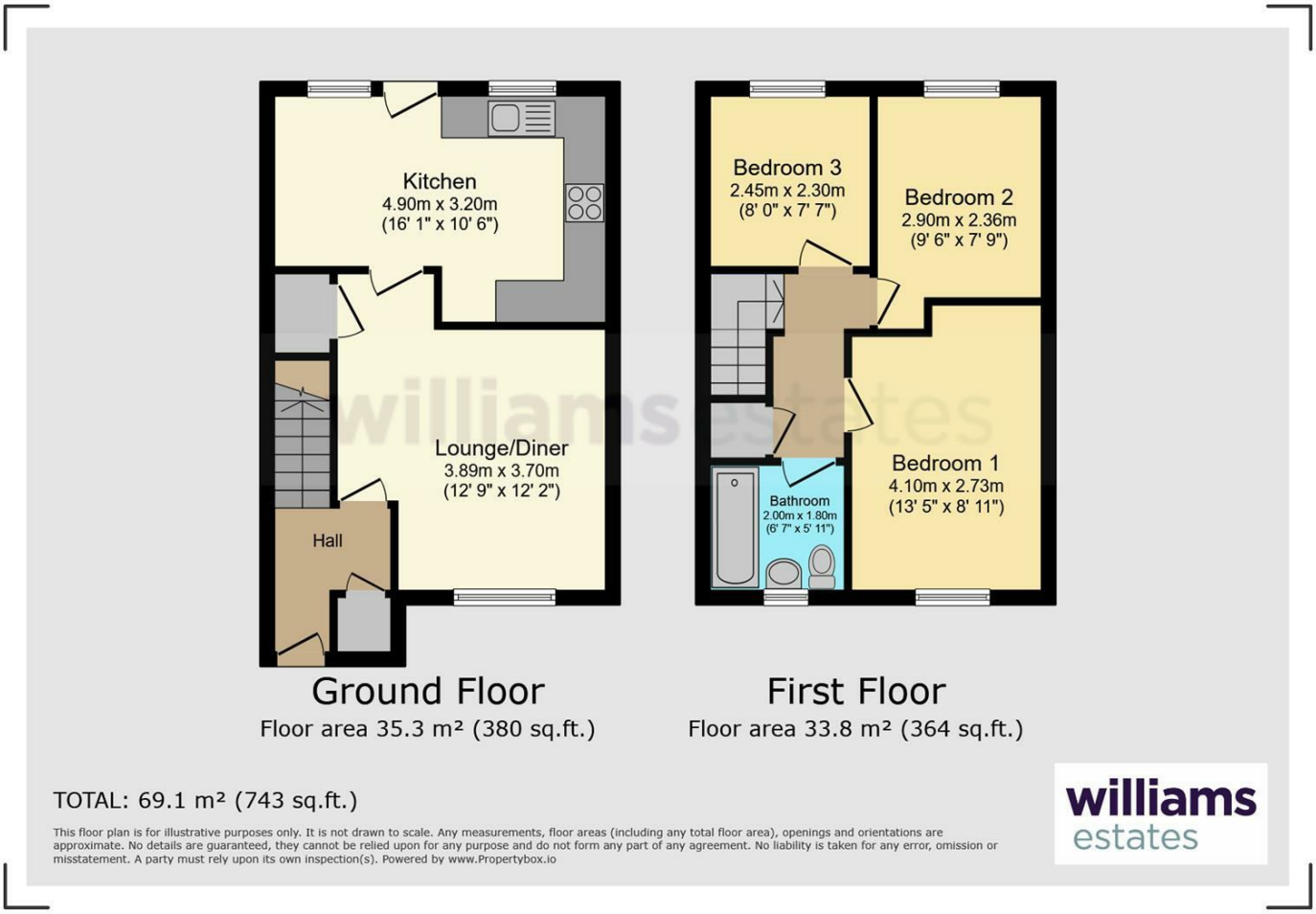
Outside

There is a small garden area to the front with a double parking area space to the side eleavtion.

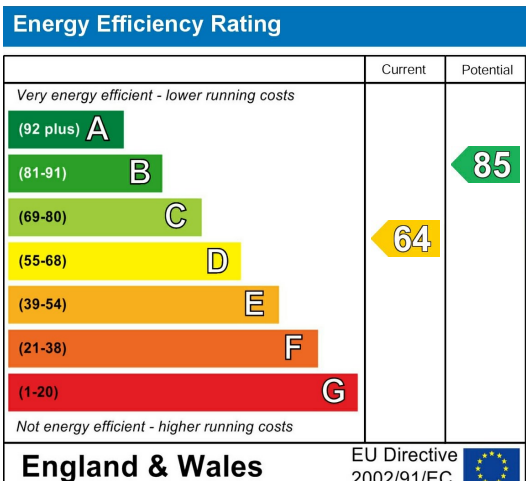
To the rear, there is a garden which is mainly lawned, having a patio area ideal for alfresco dining. The garden is bound by timber fencing and concrete posts.

Directions

Start: Chester Street, Mold, UK, head north-east on Chester St/A5119, at the roundabout, take the 1st exit onto Lead Mls/A541. At the roundabout, take the 3rd exit onto Hall View/A541. At the roundabout, take the 1st exit onto Dreflan. Turn right onto Gwernaffield Rd. Slight left onto Bwlch Y Ddeufryn. Turn right onto Cae'r Mul. Destination will be on the right.



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.