



25 Greenside, Mold, CH7 1TN

£395,000

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EPC - D61 Council Tax Band - F Tenure - Freehold

Greenside, Mold

4 Bedrooms - House - Detached

**** Ideal Family Home, Viewing Highly Advised ****

Located in a sought after area of Mold, this fully refurbished four bedroom detached family home is one not to be missed. Located within half a mile from the centre of Mold and benefiting from, an integral double garage, private rear garden, driveway with ample off road parking, Large living room, open plan modern kitchen with family dining area, conservatory and bathrooms both on the ground floor and first floor.

This property has been renovated to a high standard by the current owners with a new kitchen, shower room, heating system, flooring and added utility room, this house is ready to move into and could make the perfect family home.

Tenure: Freehold, EPC Rating: D61 , Council Tax Band: F



Accommodation

This impressive family home is accessed via a double glazed front door with double glazed panel adjacent leading into a large reception hall.

Reception Hall

12'4" x 14'7" (3.77 x 4.46)

Having wooden flooring, double radiator, stairs leading up to the first floor with under stairs storage cupboard, space for coat hanging and shoes, power, lighting and doors off.

Shower Room

A newly renovated and extended shower room with shower enclosure with detachable head and overhead waterfall wall mounted shower, screen with black detailing, wash basin with taps over and vanity unit below, low flush W.C, heated towel rail, tiled flooring and a uPVC double glazed window to the side elevation.

Living Room

19'0" x 12'1" (5.8 x 3.7)

A large and welcoming living room with double radiator, wood burning stove in an inset hearth, attractive double window aspect and an additional uPVC double glazed window to the side elevation.

Kitchen/ Dining Room

22'6" x 12'7" (6.86 x 3.85)

An impressive open plan kitchen and dining room with modern, shaker style units under a quartz worktop, comprising of drawer and base units with wall units over, one and a half bowl single drainer stainless steel sink, integrated Zanussi oven, four ring gas hob with extractor hood above, integrated fridge and freezer, integrated dishwasher, additional peninsula unit providing a breakfast bar and further storage beneath, low voltage downlights, double radiator to the kitchen, double radiator to the family room area, tiled flooring throughout, uPVC double glazed window to the rear elevation, glazed door to the side elevation, from the family area are oak bi fold doors opening into a conservatory.

Conservatory

11'5" x 7'2" (3.5 x 2.2)

A bright room with tiled flooring following through from the kitchen/ dining room, double radiator, uPVC double glazed windows surrounding, power points, uPVC double glazed patio doors leading onto the patio area of the rear garden.



Utility Room

Leading off from the Kitchen, having, worktop surfaces with base units beneath, stainless steel sink, tiled splashbacks, wall units for storage, plumbing for washing machine, double radiator, tiled floor following on from the kitchen, uPVC double glazed window to the side elevation.

Porch

Having room for a condensing dryer, quarry tiled flooring and a uPVC double glazed door leading into the rear garden.

First Floor Landing

Stairs lead up to the first floor landing with, space for storage, radiator, loft access hatch and double glazed uPVC window to the front elevation.

Bedroom One

11'9" x 9'8" (3.6 x 2.95)

A generous double bedroom with built in wardrobe, radiator, double glazed uPVC window to the rear elevation.

Bedroom Two

12'0" x 9'10" (3.67 x 3.00)

A good sized double bedroom with radiator, power points, lighting and a double glazed uPVC window to the rear elevation.

Bedroom Three

10'4" x 8'10" (3.16 x 2.7)

With radiator, power points, lighting and uPVC double glazed windows to the front and side elevations.

Bedroom Four

6'10" x 9'10" (2.1 x 3.0)

With radiator, power points, lighting and uPVC double glazed window to the rear elevation.

Bathroom

A large family bathroom with a paneled bath with mixer tap and detachable shower head, corner shower enclosure being fully tiled with a wall mounted rainfall shower and detachable shower head, extractor fan, W.C, pedestal wash basin with taps over, tiled to half height, towel rail and double glazed window to the front elevation.

Outside

The front of the property benefits from off road driveway parking for multiple vehicles, lawned front garden with mature shrubs and an integrated double garage.

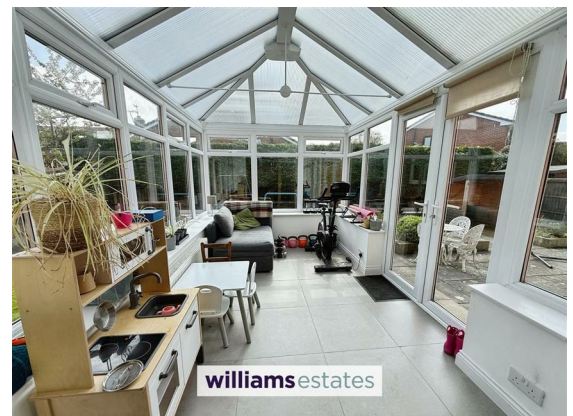
To the rear of the property is a private and enclosed rear garden that is part laid to lawn and partially patio with a seating area, bound by mature shrubs and fencing.

Description

Greenside is situated in a sought after residential area of Mold, just a short walk from all local amenities such as shops, cafes, schools and parks. This is the ideal location for young families wanting to be within walking distance from town, whilst benefiting from a peaceful situation.

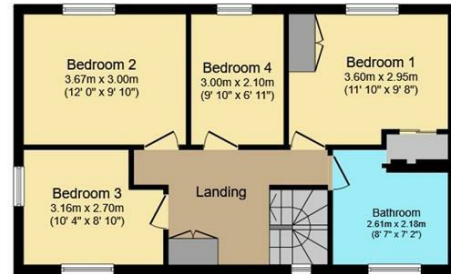
Directions

From our Mold office;
Head south-west on Chester St/A5119 towards High St/B5444
Continue to follow A5119
Turn right onto Hafod Pk
Turn right onto Hendy Rd
Continue onto Clayton Rd
Turn right onto Greenside and your destination will be on the left





Ground Floor
Floor area 112.3 sq.m. (1,209 sq.ft.)



First Floor
Floor area 54.1 sq.m. (582 sq.ft.)

Total floor area: 166.4 sq.m. (1,791 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) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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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