



**20 Greenside, Mold, Flintshire, CH7 1TN**

**£355,000**



**EPC - 0    Council Tax Band - G    Tenure - Freehold**



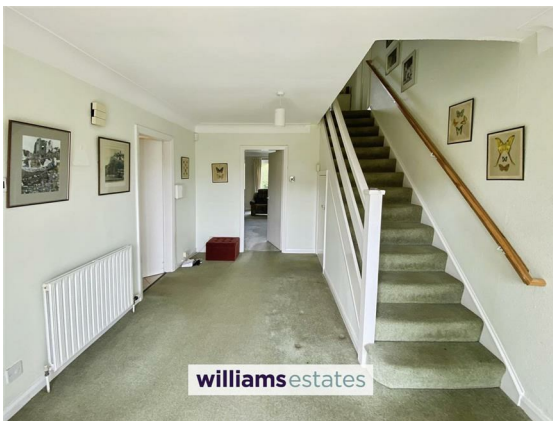
# Greenside, Mold

## 4 Bedrooms - House - Detached

**\*\* No Onward Chain \*\***

A detached family home in a sought after area of Mold benefitting from, four generous bedrooms, one with an en-suite, bathrooms to the ground floor and first floor, open plan living areas, integrated double garage, driveway with off road parking and a private enclosed rear garden.

This could be a great home for a family looking to put their stamp on a property.  
Tenure: Freehold, EPC Rating: TBC, Council Tax Band: G



### Accommodation

This property is accessed via an obscure uPVC double glazed door with obscure uPVC double glazed full length windows either side, leading into the entrance hallway.

### Entrance Hallway

13'3" x 10'7" (4.05 x 3.24)

A large and open entrance hallway with doors off, under stair storage, internal door to the garage, radiator, power points, thermostat controls and stairs leading to the first floor.

### Shower Room

9'4" x 4'7" (2.85 x 1.40)

A ground floor shower room with two obscure uPVC double glazed windows to the front elevation, tiled flooring throughout, walk in shower with a wall mounted shower over, low flush W.C, hand wash basin with mixer tap over and vanity unit under, mirror with lighting, separate wall mounted vanity unit, lighting and fully tiled walls.



### Kitchen

12'6" x 9'4" (3.82 x 2.85)

Having, wall, drawer and base units with worktops over, inbuilt NEFF oven with induction hob over and extractor hood above, wall units over, tiled splash back, tiled flooring, void for fridge, dishwasher and washing machine, further worktop area with base units under and wall units above, low level breakfast bar, power, lighting, uPVC double glazed window and uPVC obscure double glazed door to the side elevation, stainless steel sink with mixer taps over and a worcester combination boiler.

### Dining Area

8'10" x 9'10" (2.7 x 3.0)

With, space for dining table, open plan with the living room, radiator, uPVC double glazed window to the rear elevation, power points and lighting.



### Living Room

16'6" x 11'9" (5.05 x 3.6)

Having a wall mounted gas fire, power points, television point, lighting, radiator, uPVC double glazed sliding doors opening out onto the rear garden and door into the snug.

### Snug

8'11" x 8'7" (2.74 x 2.63)

Having inbuilt shelving, uPVC double glazed window to the rear elevation, radiator, power points and lighting.

### First Floor Landing

With loft access hatch, radiator, power points, lighting, airing cupboard housing the hot water tank and doors leading off.

### Bedroom One

16'10" x 9'6" (5.15 x 2.92)

A large double bedroom with radiator, power points, lighting, uPVC double glazed window overlooking the rear garden and a glass door leading into the en-suite.

### En-Suite

9'0" x 7'11" (2.76 x 2.43)

A large en-suite with, fully tiled walls, laminate flooring, corner shower cubicle with wall mounted shower over, pedestal wash basin with mixer taps over, W.C, radiator, uPVC obscure double glazed window to the front elevation, bathtub with taps over and a heated towel rail.

### Bedroom Three

10'7" x 9'10" (3.24 x 3.01)

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

### Bedroom Two

13'3" x 9'10" (4.04 x 3.0)

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

### Bedroom Four

12'8" x 9'10" (3.87 x 3.0)

With storage area, power points, lighting, radiator and a uPVC double glazed window to the front elevation.

### Family Bathroom

7'1" x 7'0" (2.16 x 2.15)

Having linoleum flooring, partially tiled walls, low flush W.C, hand wash basin with mixer taps over and inbuilt vanity unit below, bathtub with mixer taps and overhead hand held shower and an obscure uPVC double glazed window to the front elevation.

### Outside

The front of the property benefits from a driveway laid with golden gravel, an integrated double garage and a front garden with mature shrubs.

To the rear of the property is a private enclosed rear garden with a patio area ideal for alfresco dining and a large lawned area, being bound by mature hedges and having shrubs and flowers surrounding.

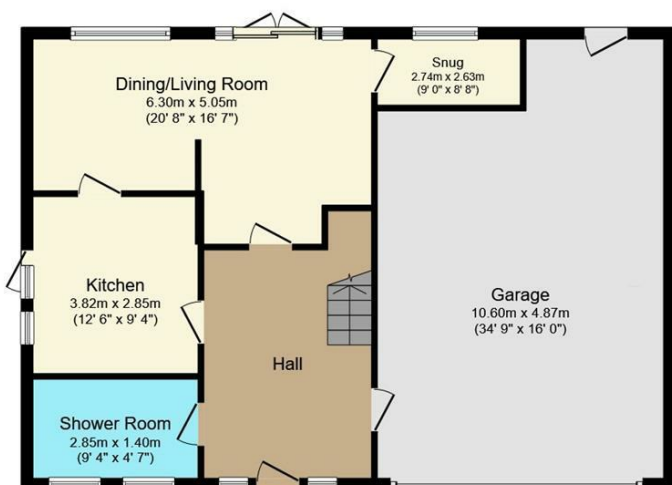
### Description

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.

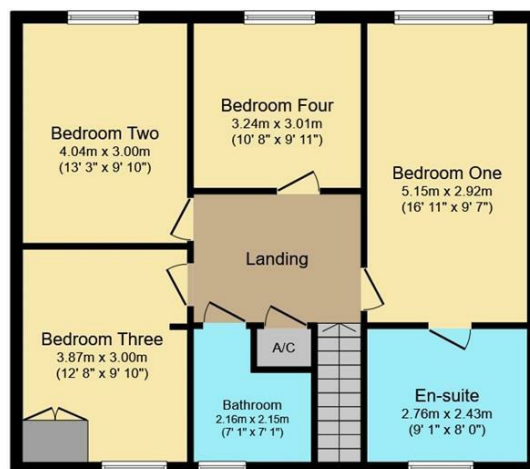
### Directions

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 Right.





**Ground Floor**  
Floor area 91.2 sq.m. (982 sq.ft.)




**First Floor**  
Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 164.3 sq.m. (1,769 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>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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