



**South View, Village Road Rhosesmor,  
Flintshire, CH7 6PJ**

**£285,000**

 3  1  2  E

**EPC - E54    Council Tax Band - D    Tenure - Freehold**



# , Rhosesmor

## 3 Bedrooms - House - Terraced

### Charming Three-Bedroom Terraced Home in Rhosesmor, Flintshire

Located in the peaceful village of Rhosesmor, just four miles from the historic market town of Mold, this well-presented family home offers spacious living in a sought-after rural setting. The property features three good-sized bedrooms, a welcoming living room, generous dining room, conservatory, and a practical utility with a separate shower room. Recently fitted with new carpets throughout, the home is ready to move into. Outside, a large rear garden with an outbuilding provides ample space for outdoor living and storage. An ideal opportunity for families seeking countryside charm with town amenities close by. Tenure: Freehold. Council Tax Band: D. EPC Rating: 54 E.



### Accommodation

Entrance is via a decorative front door, which leads into the:

### Utility

4'11" x 9'6" (1.5m x 2.9m)

Having a void for washing machine / dryer, radiator, tiled floor, access to loft hatch, doors off and cupboard housing the boiler. There are also doors off.

### Shower Room

8'6" x 6'6" (2.6m x 2.0m)

Having star galaxy style worktop, uPVC double glazed obscure window, hand wash basin with stainless steel mixer tap over, base units, low level W.C., extractor fan, wall mounted radiator, partially tiled wall, tiled floor and shower enclosure with stainless steel shower.



### Kitchen

12'9" x 9'6" (3.9m x 2.9m)

Having an integrated fridge, integrated freezer, integrated dishwasher, modern extractor fan, wall drawer and base units with worktop over, spotlights, five ring gas hob with metro brick tiling splashback, tiled floor, stainless steel sink with mixer tap over, uPVC double glazed door and partially tiled metro bricks on the wall.

### Dining Room

16'4" x 13'9" (5.0m x 4.2m)

Being spacious, having double glazed uPVC decorative windows, radiator, ornate fireplace, spotlighting and doors off.

### Living Room

13'1" x 10'9" (4.0m x 3.3m)

Having a beautiful log burner, radiator, T.V. point and cabinet. The living room leads through to the:

### Conservatory

10'2" x 10'2" (3.1m x 3.1m)

Having a radiator, uPVC double glazed windows and power points.



## Hall

Having stairs leading to the first floor, uPVC door leading to the rear and power points.

## First Floor Landing

Having doors off and spotlighting.

## Bedroom One

13'1" x 17'0" (max) (4.0m x 5.2m (max))

Having an alcove, radiator and a uPVC double glazed window which overlooks the rear garden.

## Bedroom Two

13'9" x 9'6" (4.2m x 2.9m)

Having a radiator and a decorative uPVC double glazed window which overlooks the front elevation.

## Bedroom Three

9'10" x 8'2" (3.0m x 2.5m)

Having a decorative uPVC double glazed window which overlooks the front elevation and a radiator.

## Outside

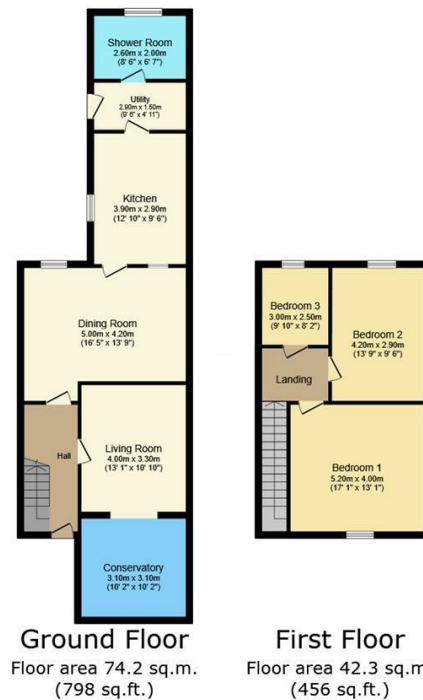
To the front, the property has an area which provides ample parking for vehicles.

To the rear, the spacious garden is mainly lawned and there is a decked area ideal for alfresco dining. The property has an outbuilding which has lighting and power, which would make it great for home-working. There is a timber shed also.

## Directions

Head northwest on Chester Street (A5119) toward High Street. Turn right onto High Street (A5119). Continue on A5119 for approximately 0.3 miles. Turn left onto A494 and continue for about 1 mile. Turn right onto B5123, signposted for Rhosesmor. Follow B5123 for approximately 2.5 miles. St. Paul's Church will be on your left, located on Rhosesmor Road, Rhosesmor, CH7 6WF. From here, the property will be the next turn in on the right hand side.





Total floor area: 116.5 sq.m. (1,254 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](http://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>		69
(55-68) <b>D</b>	54	
(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	



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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