



Hillside, 113 Clayton Road, Mold, CH7 1SX

£280,000

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EPC - D65 Council Tax Band - Tenure - Freehold

Clayton Road, Mold

2 Bedrooms - Bungalow - Detached

A well-presented two-bedroom detached bungalow situated in a highly sought-after area of Mold. This charming home boasts a spacious living room, a bright conservatory, and two generously sized bedrooms and well maintained kitchen and bathroom. The property benefits from a beautifully manicured rear garden, ideal for outdoor relaxation, along with ample driveway parking and a single detached garage. Located within easy reach of Mold town centre and just a short distance from local primary and secondary schools, this property offers both comfort and convenience—perfect for couples, small families, or those looking to downsize.

Tenure: Freehold, EPC Rating: D65, Council Tax Band:E



Accommodation

The property is accessed via a double glazed uPVC door to the hallway.

Hallway

Having a radiator, cupboard with consumer unit, airing cupboard, cupboard housing boiler, lighting, power points and doors off.

Living Room

22'7" x 11'5" (6.9 x 3.5)

A large living room with a uPVC double glazed window to the front elevation, uPVC double glazed sliding doors opening out onto the rear garden, fireplace with electric fire, radiator, television aerial point, power points and lighting.



Kitchen

11'1" x 8'6" (3.4 x 2.6)

Having linoleum flooring, wall, drawer and base units with worktops over, integrated dishwasher, thermostat controls, AEG integrated oven and grill, electric four ring hob with extractor hood over, tiled splashbacks, stainless steel sink with mixer taps over, window and door leading into the conservatory, void for free standing fridge freezer, power points and lighting.

Conservatory

11'5" x 9'6" (3.5 x 2.9)

Having double glazed windows surrounding and a double glazed uPVC door leading out onto the rear patio area, tiled flooring, radiator, lighting, worktops with voids below for washing machine and tumble dryer and additional worktops with storage under.



Bathroom

6'2" x 5'6" (1.9 x 1.7)

Having tiled flooring, tiled walls, uPVC obscure double glazed window to the front elevation, bathtub with taps over and wall mounted shower, pedestal wash basin with mixer taps over, low flush W.C, heated towel rail and wall mounted vanity unit with mirrors.

Bedroom One

14'1" x 11'1" (4.3 x 3.4)

A large double bedroom with uPVC double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom Two

10'5" x 8'6" (3.2 x 2.6)

A good sized double bedroom with with a uPVC double glazed window to the front elevation, built in full width mirrored wardrobes, radiator, power points and lighting.

Outside

The property boasts a large driveway with ample off road parking for multiple vehicles, leading to a detached single garage.

The front of the property has a lawned area, to the rear there is an immaculately manicured lawned garden with mature shrubs, trees and plants as well as a patio area perfect for alfresco dining.

The garden is private and is bound by mature hedging.

Description

Clayton road is a popular and sought after area of Mold, within walking distance of Mold town centre and within the catchment area for many local primary and secondary schools.

Directions

From our Mold Office, continue left on Chester street and continue through two sets of traffic lights, turn right onto hafod park and continue, turn right onto Clayton road and the property will be found on the right.





Floor Plan

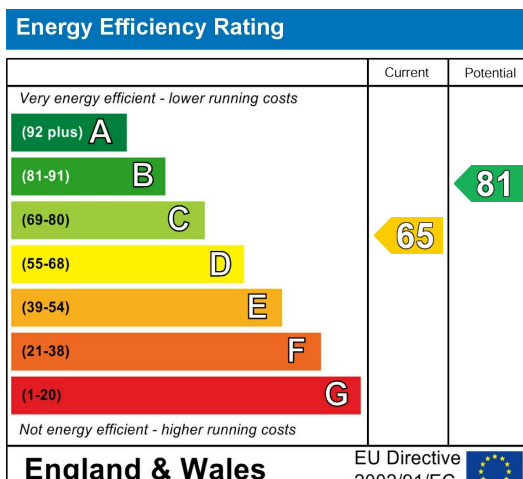
Floor area 85.0 sq.m. (915 sq.ft.)

Total floor area: 85.0 sq.m. (915 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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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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