



17 Ffordd Pennant, Mold, Flintshire, CH7 1RP

£250,000

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EPC - D65 Council Tax Band - D Tenure - Freehold

Ffordd Pennant, Mold

2 Bedrooms - Bungalow - Detached

A Detached Two Bedroom Bungalow, Just a short walk from Mold Town Centre.

This property offers two generous sized double bedrooms, a bright and spacious living room with patio doors leading out onto the rear garden, a recently renovated kitchen, bathroom with three piece suite, ample driveway parking for multiple vehicles as well as a private rear garden with lawn and patio areas.

Ffordd Pennant is close to all the amenities of Mold town centre, including shops, schools and public transport links. This property could make the perfect home for someone looking to downsize to a quiet area of Mold.

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



Accommodation

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

Hallway

Having, wooden flooring, large inbuilt cupboards for storage, lighting, power points

Living Room

20'8" x 11'9" (6.30 x 3.60)

A large and bright living room with wooden flooring, two radiators, power points, lighting, television aerial point, door leading off to the kitchen, large uPVC double glazed windows and sliding door to the rear elevation, opening out onto the garden.



Kitchen

11'9" x 9'6" (3.60 x 2.90)

Having tiled flooring, wall, drawer and base units with worktops over, cupboard housing the glow worm boiler, void and plumbing for washing machine, tumble dryer and fridge freezer, stainless steel single drainer sink with mixer tap over, obscure double glazed uPVC window to the side elevation, uPVC double glazed door to the side elevation, integrated oven and four ring gas hob with extractor hood over, downlighting, radiator and space for a dining table.

Bathroom

9'6" x 5'6" (2.90 x 1.70)

A large bathroom with tiled flooring, partially tiled walls, three obscure double glazed uPVC windows to the side elevation, bathtub with mixer taps and wall mounted Triton power shower over, low flush W.C, pedestal hand wash basin with mixer taps over, chrome heated towel rail and lighting.

Bedroom One

13'5" x 11'1" (4.10 x 3.40)

A generous sized double bedroom with wooden flooring, large uPVC double glazed window overlooking the front garden, power points, lighting, radiator and television aerial point.



Bedroom Two

10'5" x 9'2" (3.20 x 2.80)

A good sized double bedroom with a large uPVC double glazed window overlooking the front garden, power points, lighting and a radiator.

Outside

To the front of the property is a lawned garden with a driveway providing ample parking for multiple vehicles, as well as a single garage.

The rear of the property benefits from a large enclosed garden with patio area, perfect for alfresco dining, as well as a raised lawned area with mature trees and shrubs.

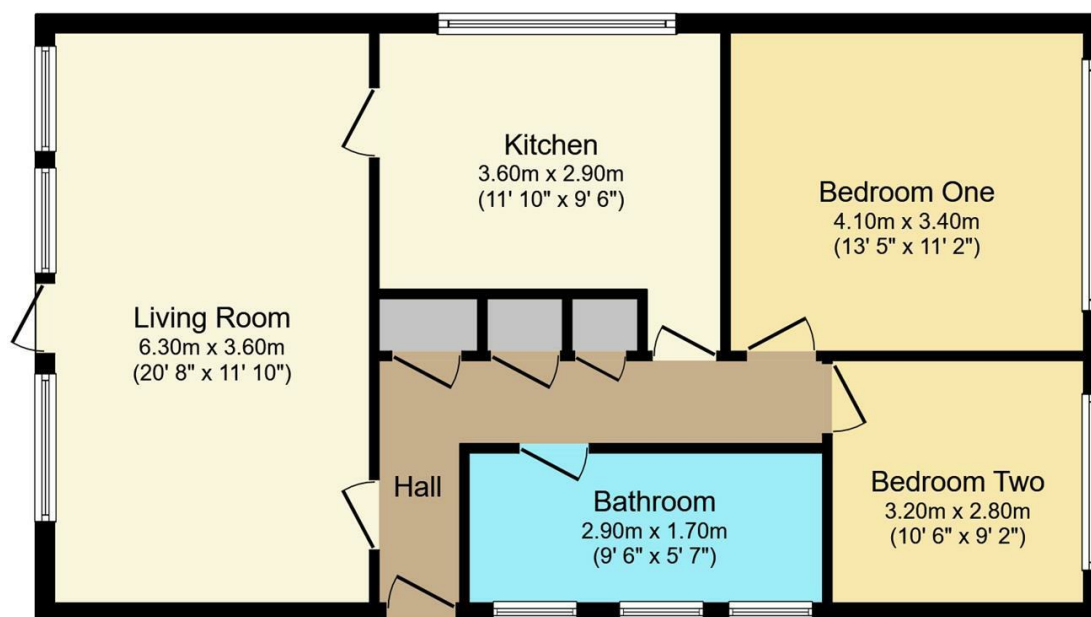
Description

Ffordd pennant is a quiet residential area just a short walk to Mold town centre and all of its amenities, easy access to public transport and close to local schools and green spaces.

Directions

From our Mold Office, continue right down chester street, at the 1st roundabout take a left and at the second roundabout continue straight over. Take a left turning onto Dreflan and continue, take a right turning onto Ffordd Pennant and the property will be located on your left.





Floor Plan
Floor area 75.0 sq.m. (807 sq.ft.)

Total floor area: 75.0 sq.m. (807 sq.ft.)

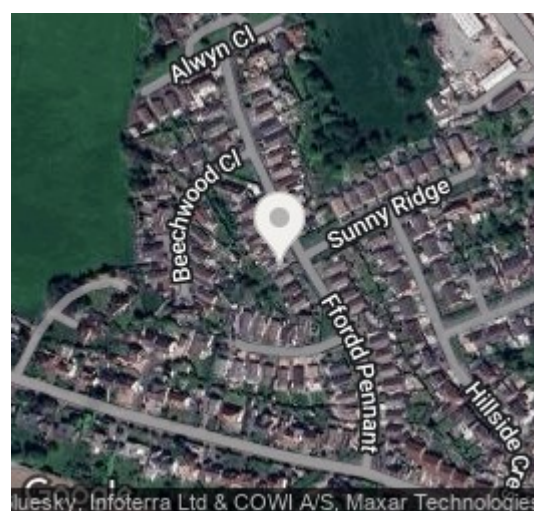
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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