



**20 Parc Hendy, Mold, Flintshire, CH7
1TH**

£224,950

 3  2  2  D

EPC - D63

Council Tax Band - C

Tenure - Freehold

Parc Hendy, Mold

3 Bedrooms - House - Semi-Detached

No onward chain is this extended three bedroom semi-detached house in a popular residential area of Mold. The accommodation comprises entrance hall, living/dining area, kitchen, sun room, ground floor shower room/wet room, three bedrooms and family bathroom. Located within walking distance to the town centre with a well-stocked twice weekly market, local schools shops, bus station, post office and bus station. Viewings highly recommended.

Council Tax Band - C Tenure - Freehold. EPC - D-63



Accommodation

uPVC double glazed door with obscured panel and obscured panel to the side opens into:

Entrance Hall

2.51 x 1.24 (0.61m.15.54m x 0.30m.7.32m)
Stairs rising off to first floor, radiator, laminate flooring, coat hanging space and door into:

Living Area

16'2" x 12'4" maximum (4.93 x 3.76 maximum)
Feature gas fire set on a marble hearth with marble and wooden surround with spotlight inset, radiator, laminate flooring and large uPVC double glazing window to the front elevation.



Dining Area

8'3" x 7'6" (2.54 x 2.31)
Radiator, space for table and chairs and uPVC double glazed French doors opening out onto the rear garden.

Kitchen

16'9" x 7'4" (5.11 x 2.24)
The kitchen has been extended and offers modern wall, drawer and base units with work surfaces and wall units over, one and a half bowl stainless steel sink with drainer and mixer tap over, tiled splash backs, integrated electric oven with four ring gas hob and extractor hood over, gas boiler inset into storage cupboard, plumbing for washing machine, space for tall standing fridge freezer, tiled floor, under stairs storage cupboard and uPVC double glazed window to the rear elevation. Door through to:

Sun Room

8'0" x 6'5" (2.46 x 1.98)
Radiator, tiled floor and two uPVC double glazed floor to ceiling windows, one to the side and one to the rear elevation and uPVC double glazed door door to the rear elevation. Door into:



Shower/Wetroom

6'2" x 4'3" (1.88 x 1.30)

Walk-in Shower enclosure with glass panel, Triton electric shower, tiling to shower area, wall mounted wash hand basin, low flush WC, radiator, extractor fan and uPVC double glazed obscured window to the side elevation.

Landing

9'1" x 6'0" (2.77 x 1.85)

Loft access hatch and uPVC double glazed window to the side elevation.

Bedroom One

13'10" x 9'3" (4.22 x 2.82)

Radiator, airing cupboard with slatted shelving, ceiling fan with light and large uPVC double glazed window to the front elevation.

Bedroom Two

10'11" x 9'1" (3.35 x 2.79)

Radiator and large uPVC double glazed window to the rear elevation overlooking the rear garden.

Bedroom Three

9'10" x 6'0" (3.02 x 1.85)

Radiator and uPVC double glazed window to the front elevation.

Family Bathroom

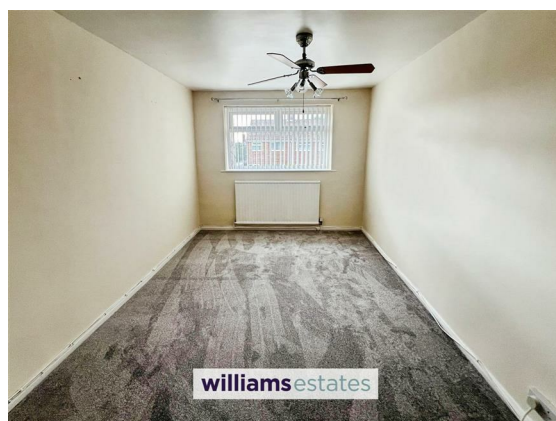
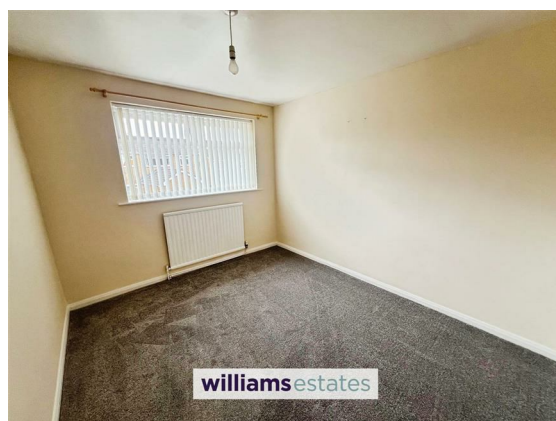
6'0" x 5'6" (1.83 x 1.68)

Three piece suite comprising paneled bath, pedestal wash hand basin, low flush WC, radiator, fully tiled walls and uPVC double glazed obscured window to the rear elevation.

Outside

The front of the property has off road parking for several vehicles and access to the garage.

The rear garden is accessed from the sun room, dining room and round the left side of the property. It comprises patio area, lawned area and is bounded by timber fencing.





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

williams
estates

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	81
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

williamsestates

Call us on
01352 372111
Mold@williamsestates.com