



**Denamby Cottage King Street,
Leeswood, Mold, Flintshire, CH7 4SB**

£199,950

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EPC - G1 Council Tax Band - Tenure - Freehold

King Street, Mold

3 Bedrooms - House

Nestled in the charming village of Leeswood, Mold, this property on King Street presents an exciting opportunity for those seeking a renovation project. This house, with its traditional architecture, offers a blank canvas for creative minds eager to transform it into a dream home.

The property boasts a generous layout, providing ample space for reconfiguration and modernisation.

Surrounded by the picturesque countryside, this location offers a peaceful retreat while still being conveniently close to local amenities.

The village of Leeswood is well-connected, making it easy to access nearby towns and cities, ensuring that you are never far from essential services and leisure activities.

This house is not just a property; it is an opportunity to invest in a space that reflects your personal style and vision. Whether you are a seasoned renovator or a first-time buyer looking to make your mark, this home is ready for your creative touch. Embrace the chance to breathe new life into this residence and create a space that truly feels like home.

If you are ready to embark on a rewarding renovation journey, this property on King Street is waiting for you to unlock its full potential.



Kitchen

2.77 x 4.23 m

This kitchen is fitted with wooden cabinets and black countertops, complemented by a patterned tiled splashback. The room benefits from two windows that bring in natural light, alongside a door providing direct access to the outside. The wood effect flooring adds warmth to the space, making it functional and inviting.

Living Room

4.70 x 3.75 m

The living room is cosy and welcoming, featuring an open fireplace set in a black surround. The room is naturally bright and spacious and opens directly onto the sunroom, creating a fluid connection between the two areas.



Sunroom

2.13 x 5.76 m

A sunroom with large windows on three sides maximises garden views and natural light. It features a wooden floor, creating a perfect spot to enjoy the outside while being indoors. Double doors lead open out onto the paved patio outside.

Bathroom

2.76 x 2.30 m

The bathroom offers a spacious setting with a combination of wood-effect flooring and blue-grey tiling halfway up the walls. It includes a white pedestal sink, a toilet, and a bath with a wooden panel. Dual frosted windows provide privacy and natural light, enhancing the room's airy feel.



Bedroom One

2.00 x 3.91 m

This compact bedroom benefits from a window that lets in natural light, and the room features an archway leading into an adjacent space. It presents a simple blank canvas for personal touches.

Bedroom 2

2.60 x 2.90 m

A cosy bedroom with a radiator positioned under the window providing warmth, and shelving along one wall offers practical storage or display space.

Bedroom 3

3.09 x 1.61 m

Another compact bedroom having a window that provides natural light, and a radiator is positioned beneath it to keep the room warm.

Hallway

2.60 x 0.89 m

The hallway is narrow and functional, with neutral walls and a practical flooring choice. It connects the bedrooms, bathroom, and sunroom, ensuring good circulation throughout this part of the home.

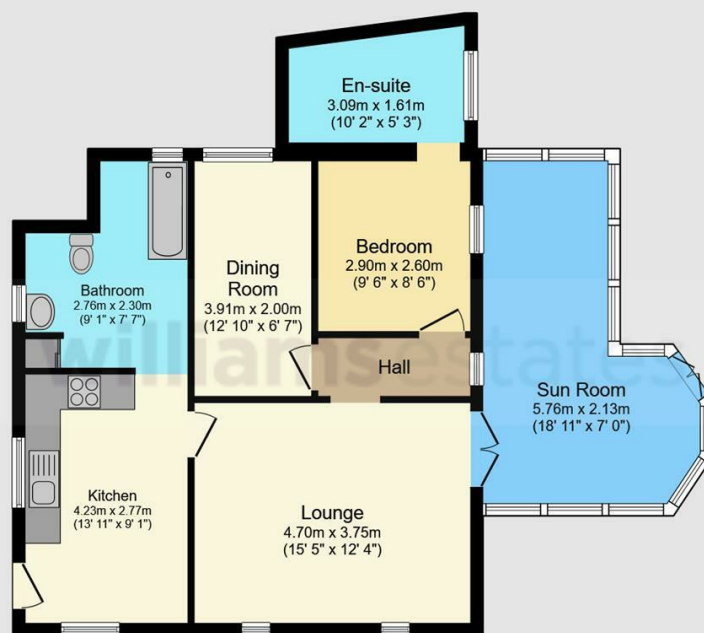
Rear Garden

The rear garden offers a spacious and private outdoor area with a mix of paved patio and lawn. The paved area sits directly outside the sunroom, providing an ideal space for outdoor dining or relaxing. Beyond this is a large, gently sloping lawn bordered by mature trees and shrubs, offering plenty of potential for gardening or leisure activities. The rear garden is spacious and private.

Agents Notes

When arranging a viewing, please park on the driveway outside of the property and be very mindful of gates and signs.





Floor Plan
 Floor area 81.2 sq.m. (874 sq.ft.)

Total floor area: 81.2 sq.m. (874 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	1	42
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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