



12 Greenside, Mold, CH7 1TN

£295,000



EPC - 0 Council Tax Band - E Tenure - Freehold

Greenside, Mold

3 Bedrooms - Bungalow - Detached

NO ONWARD CHAIN, this charming detached bungalow located in the desirable area of Greenside, Mold. This well-proportioned property boasts three spacious bedrooms, a bright and airy living/dining room, and a well-appointed bathroom. This home offers a blend of classic design and modern potential.

The property features ample Driveway parking, making it convenient for families or guests. With its single-storey layout, this bungalow is perfect for those seeking easy access and a low-maintenance lifestyle.

Don't miss the opportunity to make this delightful bungalow your new home.



Accommodation

This property is accessed via a uPVC double glazed front door leading into the entrance hallway.

Living/Dining Room

24' 3" x 12' 10" (7.40m x 3.90m)

This welcoming living/dining room offers a generous open-plan space filled with natural light from large French doors that open onto the garden. There is plenty of room for relaxed seating and dining, creating an inviting atmosphere for both entertaining and everyday living.

Kitchen

11' 2" x 7' 7" (3.40m x 2.30m)

The kitchen is modern and practical, featuring wall, drawer and base units with worktops over and plenty of storage and integrated appliances. A large window above the sink brings in natural light and offers views to the garden, while the layout provides ample work surfaces and a bright, airy feel. A door leads off into the utility room.

Utility

8' 2" x 5' 3" (2.50m x 1.60m)

Adjacent to the kitchen, the utility room offers additional space for laundry and storage needs. With tiled flooring and direct access to the garden, this practical space helps keep the main kitchen uncluttered and provides external access for convenience.

Bedroom One

14' 5" x 10' 6" (4.40m x 3.20m)

Bedroom One is a sizeable double room with a large window overlooking the rear garden, allowing ample natural light to fill the space.

Bedroom Two

13' 9" x 9' 6" (4.20m x 2.90m)

Bedroom Two is another comfortable double room featuring two windows overlooking the front elevation.



Bedroom Three

9' 6" x 6' 7" (2.90m x 2.00m)

Bedroom Three is a smaller room that could serve as a single bedroom, study, or storage space with a window overlooking the front elevation.

Shower Room

8' 2" x 5' 3" (2.50m x 1.80m)

The shower room is fitted with a walk-in shower, pedestal sink, and WC. Its simple, clean design includes tiled walls and a frosted window, providing privacy while allowing natural light to enter.

Front Exterior

The front exterior of the property features a neatly maintained lawn bordered by shrubs and flowerbeds. A driveway provides parking spaces and access to the side of the property, as well as access to the garage.

Rear Garden

The rear garden is south west facing and offers a peaceful, enclosed outdoor space with a paved patio area ideal for seating or barbecues. The lawn is tiered with raised beds and bordered by mature shrubs and fencing, creating a private and tranquil environment for relaxation or play.

Directions

From our Mold office, turn left and continue on Chester street and continue onto Gwernymynydd road, turn right onto Hafod Park and continue to Clayton road, turn right onto Greenside at the bottom of clayton road before Bryn Gwalia school, the property will be located on the right.





Floor Plan

Floor area 91.0 sq.m. (980 sq.ft.)

Total floor area: 91.0 sq.m. (980 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 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		
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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