



5 Lime Kiln Court, Gwernymynydd, Flintshire, CH7 5NQ

£235,000

 3  1  2  C

EPC - C76

Council Tax Band - D

Tenure - Freehold

Lime Kiln Court, Gwernymynydd

3 Bedrooms - House - Semi-Detached

**** NO ONWARD CHAIN **** A modern three bedroom semi-detached family house, having uPVC triple glazing, LPG fired central heating, a spacious enclosed rear garden and a modern kitchen with open-plan dining area. The property comprises three bedrooms, W.C, living room and bathroom. Built circa 2017, by local builders of high repute, it is located on a popular residential development in Gwernymynydd. Internal viewing is highly recommended.

Tenure: Freehold. Council Tax Band: D. EPC Rating: 76 C.



Accommodation

Entrance is via a composite front door with security deadlocks and double glazed panels. Opening into the:

Entrance Hall

Having a double radiator, and a triple glazed window to the front elevation. There is also tiled flooring and oak cottage doors off.

Downstairs W.C.

Having a low level W.C., wash basin in a vanity unit with a tiled splash back, radiator and extractor fan.

Living Room

11'9" x 11'2" (3.6 x 3.42)

Having power points, telephone socket, double radiator and a triple glazed window overlooking the front elevation.

Kitchen / Dining Area

20'2" x 9'3" (6.16 x 2.82)

Having kitchen units to three walls, comprising drawer and base units with wall units over, integrated oven with four ring gas hob and extractor hood, one and a half single drainer sink with mixer tap and tiled splash-back, wall mounted central heating boiler, plumbing for washing machine, integrated dishwasher, and space for dining table and chairs. There is also a double radiator, triple glazed window, and double doors which open to the rear garden.



First Floor Landing

Accessed via turned stairs, having radiator, shelving, access to the loft hatch and triple glazed window to the side elevation.

Bedroom One

12'10" x 10'2" (3.93 x 3.10)

Having radiator and a triple glazed window to the rear elevation.

Bedroom Two

9'10" x 9'6" (3.0 x 2.90)

Having radiator and a triple glazed window to to the rear elevation.



Bedroom Three

10'2" x 7'10" (3.10 x 2.40)

Having radiator and a triple glazed window to the front elevation.

Bathroom

9'3" x 5'2" (2.83 x 1.6)

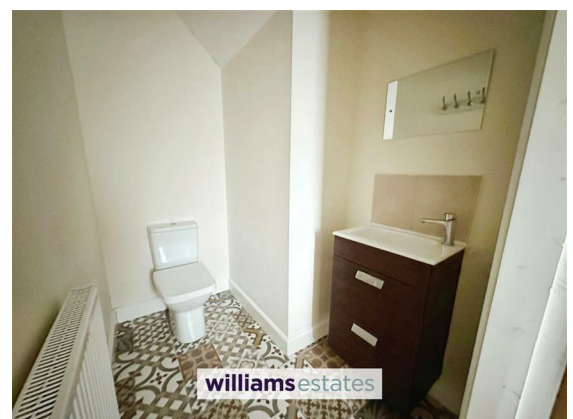
Having a bathtub with shower above, wash basin with vanity unit, W.C., triple glazed window to the front elevation, and a chrome heated towel rail.

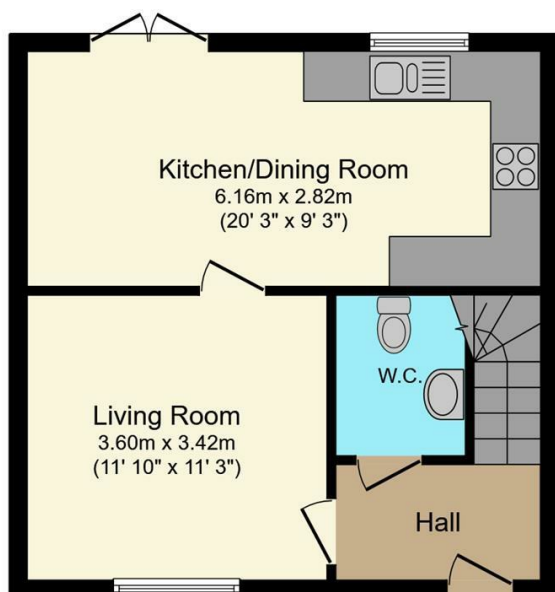
Outside

To the side of the property, there is a double length, double width parking area suitable for multiple vehicles. The front of the property is laid with golden gravel for ease of maintenance. A gate leads through to the rear garden where the garden is lawned and bounded by timber fencing. There is also a propane gas tank.

Directions

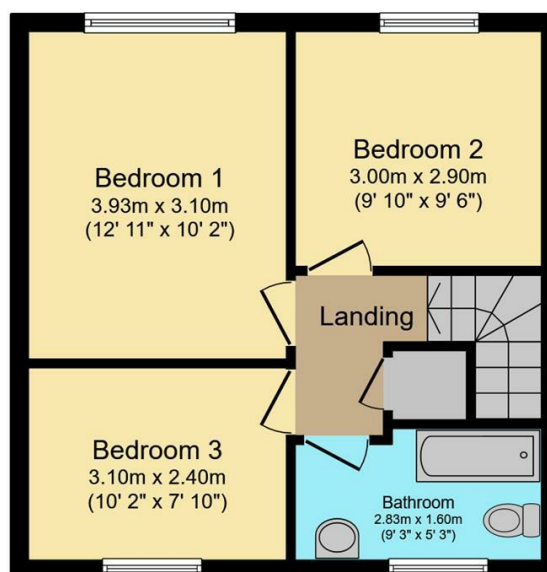
From our Mold office head south-west on Chester St/A5119 towards High St/B5444 and continue for approx 1 mile then at the Gwernymynydd Roundabout, take the 2nd exit onto A494, proceed for just under a mile and then turn left into Lime Kiln Court.





Ground Floor

Floor area 39.0 m² (420 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)

TOTAL: 78.1 m² (841 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

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		100
(81-91) B		
(69-80) C	76	
(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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