



williams estates



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**Llannerch Rhosesmor, Mold, Flintshire,
CH7 6PQ**

£195,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Rhosesmor, Mold

2 Bedrooms - House

This charming two-bedroom semi-detached house is nestled in a picturesque village, offering a perfect blend of comfort, modern features, and community living. Inside, the home includes a welcoming living room and two well-proportioned bedrooms, one of which features a bay window that adds character and provides additional space for seating or storage.

The exterior is equally impressive, with a spacious, well-maintained rear garden that includes a grass lawn, perfect for outdoor activities or relaxation, and a patio area ideal for al fresco dining or entertaining guests. The front garden is stone-paved and adorned with a variety of plants and shrubbery, offering a welcoming and low-maintenance entrance. Additionally, the property is equipped with solar panels, providing an eco-friendly energy solution that helps reduce utility costs.



Accommodation

Entrance via a door which leads into the:

Entrance Porch

Living Room

14'5" maximum x 15'8" (4.4 maximum x 4.8)
With bay window, radiator, log burner and power points.

Kitchen and Dining Room

17'8" x 15'5" (5.4 x 4.7)
To the kitchen area, window overlooking the rear elevation, range of wall, drawer and base units, plumbing for a dishwasher and washing machine,, sink with drainer, electric cooker point, partially tiled walls, void for a fridge/freezer,, power points and to the dining area radiator and power points.

Rear Porch

4'11" x 5'10" (1.5 x 1.8)
With loft access hatch, door to the rear elevation and door leading to

Downstairs Shower Room

6'2" x 7'10" (1.9 x 2.4)
With wall hung wash basin, shower, W.C, radiator, tiled walls and obscure window to the rear.

Stairs to Landing

From the Living Room stairs lead to the landing.

Bathroom

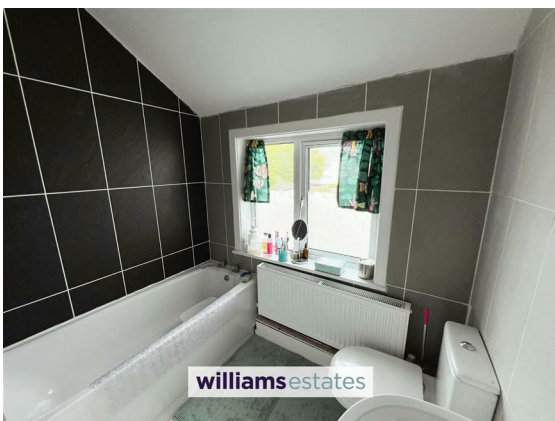
6'10" x 5'6" (2.1 x 1.7)
With W.C, washbasin, bath, tiled walls, radiator and window to the rear elevation.

Bedroom One

12'9" x 13'9" (3.9 x 4.2)
With radiator, power points and uPVC bay window to the front elevation.

Bedroom Two

10'5" max x 8'6" (3.2 max x 2.6)
With a window to the rear elevation, power point, radiator and cupboard housing the solar panel unit and controls.



Outside

To the rear of the property, there is an area which is mainly laid with golden gravel which then leads to a lawned area with a variety of flowers and shrubs. There is also a bricked outbuilding and a paved patio area which is perfect for alfresco dining.

To the front of the property, it is paved for ease of maintenance with a variety of flowers and small plants.

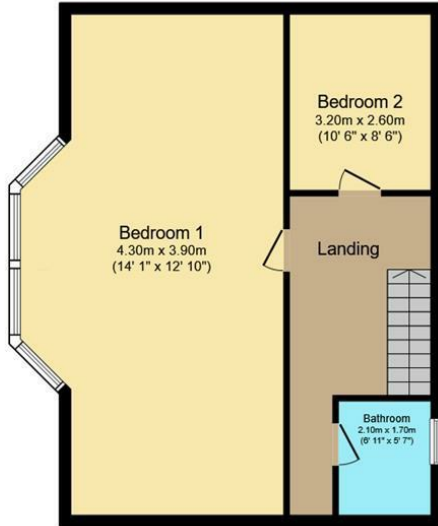
Directions

Starting at Williams Estates, Chester Street, Mold, UK, head north-east on Chester St/A5119 towards Tyddyn St. At the roundabout, take the 1st exit onto Lead Mls/A541. At the next roundabout, take the 3rd exit onto Hall View/A541. Turn right onto B5123, then turn right. The destination will be on the left.





Ground Floor
Floor area 53.3 m² (574 sq.ft.)



First Floor
Floor area 64.2 m² (691 sq.ft.)

TOTAL: 117.5 m² (1,265 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

Call us on
01352 372111

Mold@williamsestates.com

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.