



St. Michaels Drive, Mold CH7 5BS

£169,000

Monopoly Buy Sell Rent is pleased to offer for sale with No Onward Chain this two-bedroom semi-detached bungalow, set on a corner plot within a short walk of Caerwys town centre offering a good range of all local amenities with bus stops and good road links - the A55 expressway under two minutes' drive away!

The bungalow offers a kitchen, a large lounge, two double bedrooms, and a shower room with a single detached garage having electricity and light. A private enclosed rear garden and a large corner plot front garden that is gravelled for ease of maintenance with a driveway.

A fabulous bungalow with potential for further improvements, subject to the usual consents. A MUST VIEW!

- Semi Detached Bungalow
- 2 Double Bedrooms
- Convenient Popular Location
- Council Tax Band C
- Large Corner Plot
- Private & Enclosed Rear Garden
- No Onward Chain
- Freehold Property



Kitchen

3.90 x 2.70 (12'9" x 8'10")

A dual-aspect kitchen flooded with natural light fitted with a beautifully crafted wooden base, wall and drawer units with granite effect worktops, and a stainless-steel sink with a mixer tap having tiled splashbacks. There is a space for an electric cooker, spaces for white goods, and a built-in storage cupboard with coved ceilings. Tiled flooring, an electric storage heater, and two uPVC double-glazed windows overlooking the front and side of the property with a uPVC external door.

Inner Hall

With wood laminate flooring having access via a hatch to the loft and doors leading to all rooms.

Lounge

5.05 x 3.34 (16'6" x 10'11")

A generous lounge with wood laminated flooring and coved ceiling with a large double-glazed window overlooking the front of the property having a central feature fireplace housing an electric heater with a granite hearth and wooden shelf mantle.

Master Bedroom

3.62 x 3.34 (11'10" x 10'11")

A good-sized double bedroom with tiled vinyl flooring and a built-in cupboard housing the hot water cylinder having an immersion heater. A large, fitted wardrobe, electric heater and a uPVC double-glazed window overlook the rear of the property.

Bedroom 2

2.76 x 2.70 (9'0" x 8'10")

A double bedroom with wood laminated flooring, an electric heater, wooden picture rail shelf and a double-glazed French door leading you out to the rear garden. A versatile room that could be a snug, office, or reception room.

Shower Room

1.90 x 1.68 (6'2" x 5'6")

Fitted with a three-piece suite comprising a corner shower unit having an electric shower, pedestal sink, and a low flush WC with tiled flooring and part tiled walls with a decorative border and a uPVC double glazed window with privacy glass.

Garage

5.60 x 2.66 (18'4" x 8'8")

A single detached garage with concrete flooring, up and over door, with electrics and light having a single glazed timber window, and a pedestrian side door.

Front Garden

A large corner plot garden mainly laid with gravel for ease of maintenance with mature evergreen shrubs and a paved pathway leads you to the front door, rear garden, and garage with a tarmac driveway.

Rear Garden

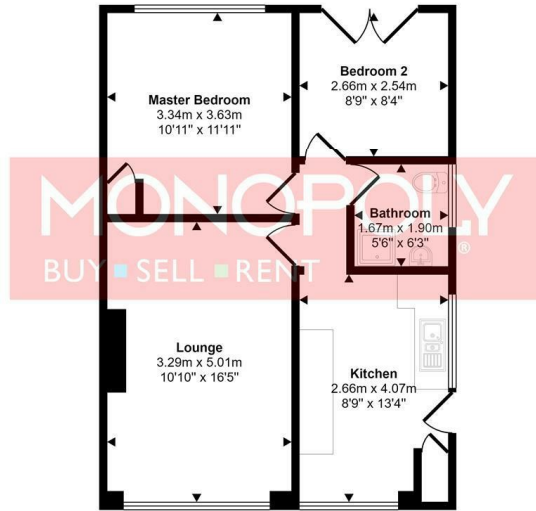
A private and enclosed rear garden, gravelled for ease of maintenance with a mature border, space for bins, a pedestrian door into the garage and a timber gate leading you to the front of the property.





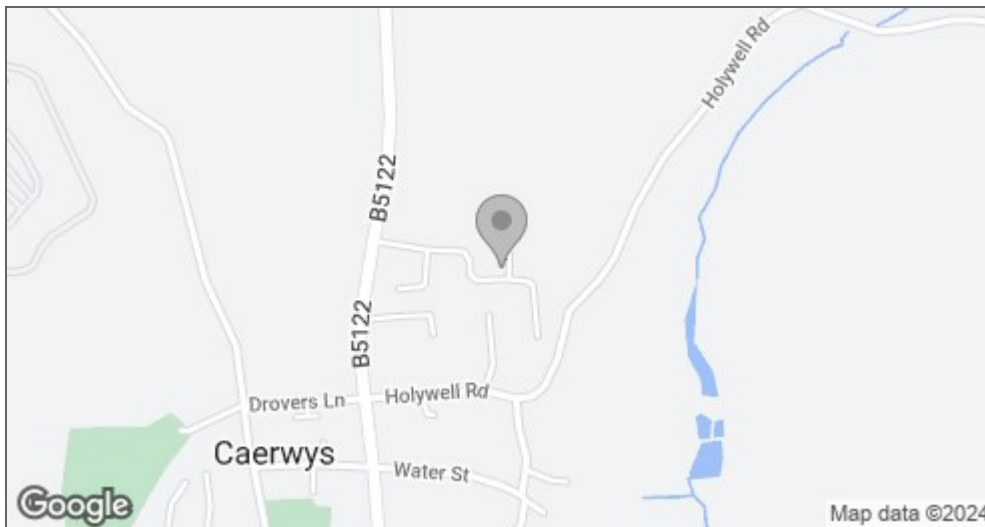


Approx Gross Internal Area
54 sq m / 580 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

