



42 PARK AVENUE, MYNYDD ISA
OFFERS OVER £220,000



SIGNATURE
PROPERTY PARTNERS

42 Park Avenue, Mynydd Isa

A well-presented three-bedroom semi-detached home on the ever-popular Park Avenue, Mynydd Isa, perfect for first-time buyers or a young family.

This lovely property welcomes you with a bright and generous entrance hallway, complete with handy understairs storage.

The heart of the home is the spacious open-plan lounge/diner, filled with natural light from the patio doors leading out to the rear garden. The room offers versatile space for both relaxing and dining. To the rear, the modern fitted kitchen boasts sleek grey cabinetry, generous worktop space and a range of integrated appliances. A large window overlooking the garden adds plenty of natural light, while designated space for additional white goods keeps everything practical and organised.



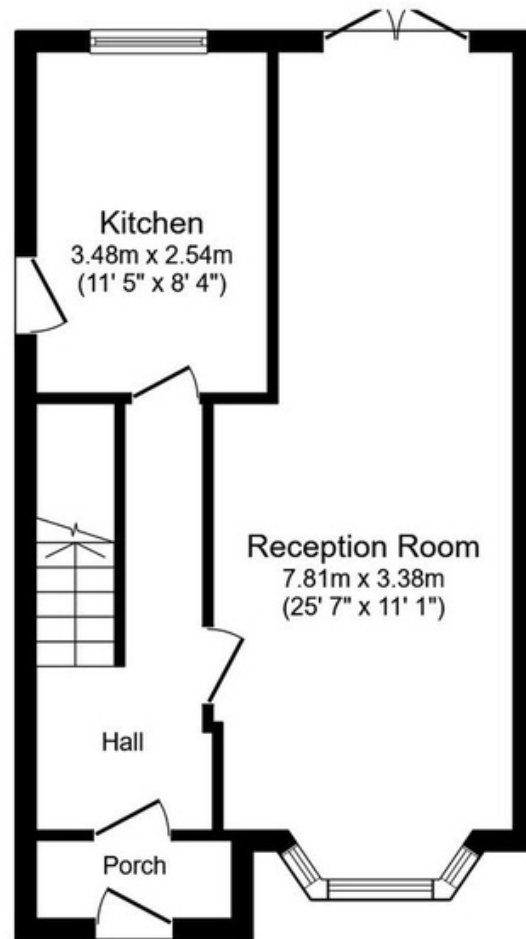


Upstairs, the property offers three well-sized bedrooms, along with a family bathroom complete with a three-piece suite and fully tiled walls. Externally, the low-maintenance rear garden features artificial grass, creating an ideal space for children, pets or outdoor seating with minimal upkeep. A single garage provides excellent storage options, with ample driveway parking to the front.

Set within a sought-after residential area close to local schools, amenities and transport links, the property also benefits from excellent road connections, making it an ideal choice for commuters needing quick access to the A55, Mold, Chester and surrounding areas. This is a fantastic opportunity for anyone seeking a move-in-ready home in a friendly and convenient location.

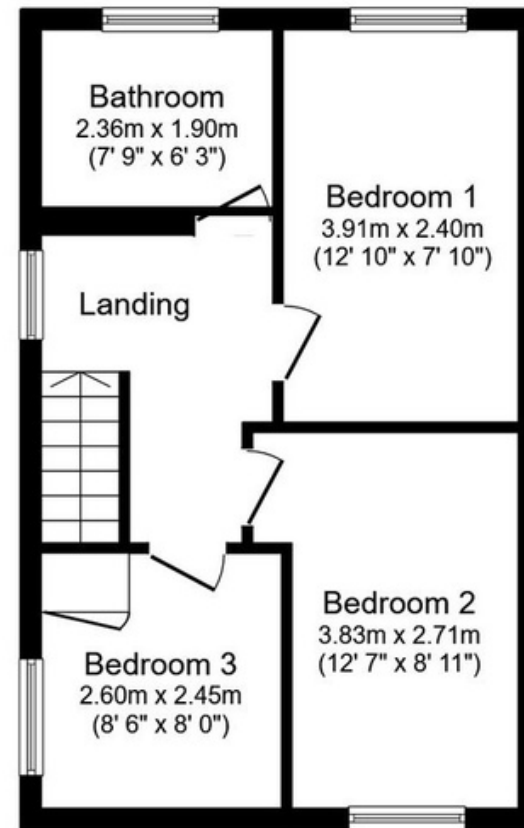






Ground Floor

Floor area 41.1 sq.m. (442 sq.ft.)



First Floor

Floor area 38.4 sq.m. (413 sq.ft.)

Total floor area: 79.4 sq.m. (855 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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