



2 Rhodfa Mynydd
St Mary's Park, , CH7 1GQ

O.I.R.O £385,000



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ACCOMMODATION COMPRISES

The property is approached via a tarmacadam driveway providing 'Off Road' parking for a number of vehicles and leading to the front entrance porch.

Double glazed Upvc door leads into:

Enclosed Porch

Upvc door with decorative inset and matching side panels opening into:

Entrance Hallway

Having radiator, wood effect laminate flooring, stairs leading to first floor accommodation with under stairs storage cupboard.

Door leading into:

Cloakroom

4'5 x 4'4 (1.35m x 1.32m)

Fitted with a two piece suite comprising vanity wash hand basin with mixer tap and low level flush w.c. Splashback wall tiling, tiled flooring and frosted double glazed window to side elevation.

Lounge

22'7 x 11'1 (6.88m x 3.38m)

Light and spacious room having a feature white fireplace with marble hearth and living flame gas fire, two double panel radiators, oak flooring, and UPVC double glazed windows to the front elevation.

Dining Room

10'2 x 9'8 (3.10m x 2.95m)

Having oak flooring, double glazed window to the rear elevation overlooking the conservatory and with double panelled radiator.

Kitchen

10'2 x 8'6 (3.10m x 2.59m)

Fitted with a range of modern white wall and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, fitted four ring electric hob with extractor over and built in electric oven below, void and plumbing for dishwasher, space for under counter fridge tiled. Tiled flooring and double glazed window to the side elevation.

Opening Into:

Breakfast Room

9'3 x 8x8 (2.82m x 2.44mx2.44m)

Having double panel radiator, tiled flooring and double glazed 'French' doors leading into:

Utility Room

7'0 x 5'0 (2.13m x 1.52m)

Fitted with a range of wall and base units with worktops over, stainless steel sink with mixer tap and splash back wall tiling, void and plumbing for washing machine, tiled flooring and Upvc door with frosted panel to the side elevation.

Conservatory

17'10 x 13'6 (5.44m x 4.11m)

With tiled flooring, wall mounted electric heater and double glazed windows to three sides.

STAIRS FROM HALLWAY LEAD TO:

Landing

Giving access to all Bedrooms and Family Bathroom.

Bedroom One

13'11 x 11'8 (4.24m x 3.56m)

With double panel radiator and double glazed window to the front elevation.

Door leading into:

En Suite

7'6" x 5'10" (2.29 x 1.78)

Fitted with a three piece suite comprising curved shower unit with wall mounted electric shower, wash hand basin set in vanity unit and low level flush w.c. Partial wall tiling with decorative dado, heated towel rail, wood effect laminate flooring and frosted double glazed window to the rear elevation.

Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)

With single panel radiator and double glazed window to the rear elevation.

Bedroom Three

10'9" x 8'11" (max) (3.3 x 2.72 (max))

With single panel radiator and double glazed window to the front elevation.

Bedroom Four

8'7 x 7'7 (2.62m x 2.31m)

With single panel radiator and double glazed window to the rear elevation.

Family Bathroom

12'10 x 5'10 (3.91m x 1.78m)

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basing and low level flush w.c. Recessed spotlights, partial wall tiling with decorative dado, tiled flooring, heated towel rail and frosted double glazed window to the rear elevation.

Tel: 01352 700070

OUTSIDE

To the front of the property there is a driveway providing ample 'Off Road' parking for a number of vehicles leading to the front entrance and to the double garage. There are lawned gardens to either side of the driveway with borders stocked with a variety of shrubs and plants. The rear garden is south facing and is mainly laid to lawn again having well stocked borders with a variety of shrubs and plants. There is also a stone patio area to the side providing an attractive seating area.

Double Garage

with two up and over doors, power and light.

Directions

From the Agents office on Chester Street, proceed through the traffic lights and continue on this road for just over half a mile. Take the left turn onto Ffordd Newydd and then left again onto Ffordd Y Glyn. Follow the road to the left onto Rhodfa Mynydd where the property will be observed to the left.

EPC Rating - C

Council Tax - Band F

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070

IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

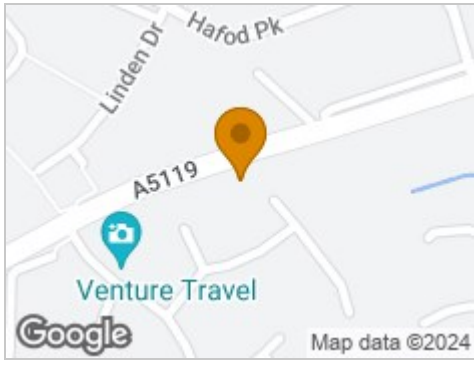
Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



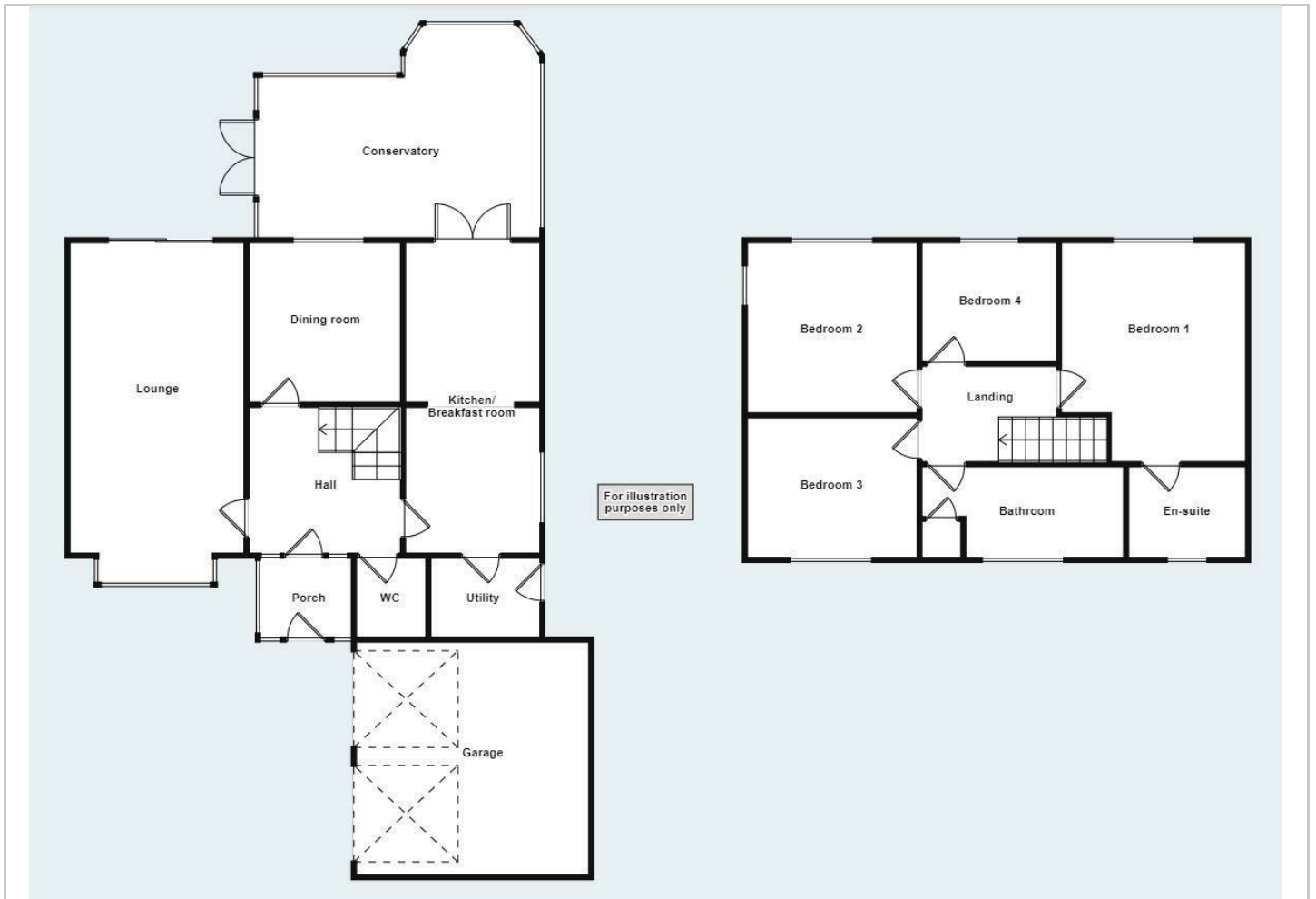
Hybrid Map



Terrain Map



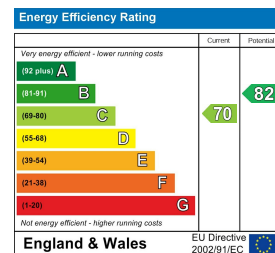
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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