



2 Lllys Y Pentre

Afonwen, CH7 5UY

£345,000

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Enclosed Porch

A welcoming room providing ample storage for shoes and coats with tiled flooring, window to the side elevation and courtesy light.

Reception Hallway

With Stairs rising to the first floor accommodation, single panel radiator along with textured and coved ceiling.

Wooden doors lead into:

Downstairs W.C

Fitted with a two piece suite comprising of low flush w.c and wash hand basin set in a vanity unit with splash back tiles to the dado height, tiled flooring and a heated towel rail. Double glazed Upvc frosted window to the side elevation.

Lounge

24'6" x 11'2" (7.48m x 3.41m)

An impressive sized room offering a great deal of light having a double aspect with a double glazed Upvc window to the front elevation overlooking the view and patio doors leading out onto the rear patio and garden, two double panel radiators, t.v aerial and phone point, textured and coved ceiling.

Kitchen/Breakfast Room

17'5" x 9'9" (5.31m x 2.99m)

A cottage style modern kitchen houses a range of wall and base units with solid wood worktops over and one and a half bowl stainless steel sink unit with mixer tap over. Matching island unit with built in breakfast bar area. Built in electric oven, five ring electric hob, void and plumbing for dishwasher, space for an American style fridge freezer , splash back tiling with tiled flooring. Double glazed Upvc window to the rear elevation, recessed spotlights, double paneled radiator, textured and coved ceiling.

Double doors lead into:

Sitting Room

13'8" x 11'2" (4.182m x 3.422m)

Having a double glazed Upvc window to the front elevation overlooking the far reaching views, double panel radiator, t.v aerial socket, textured and coved ceiling.

Utility Area

5'8" x 4'7" (1.75m x 1.40m)

Fitted with a storage cupboard with void and plumbing for washing machine and drier, wood effect worktop with space for an under counter fridge or freezer.

Door leading into:

Office/Beauty Room

13'1" x 10'2" (3.99m x 3.12m)

Currently utilised as a beauty room but could be used as a play room or office with double glazed Upvc windows to the rear and side elevation, double panel radiator textured ceiling, wood effect laminate flooring and loft access point.

Stairs lead upto first floor accommodation

Landing

Textured ceiling, built in airing cupboard with fitted shelving and loft access.

Doors off to:

Master Bedroom

14'4" x 12'8" (max) (4.39m x 3.88m (max))

Having a range of fitted wardrobes providing two double wardrobes with hanging rails and storages space with overhead cupboards, double glazed Upvc window to the front and side elevation overlooking the view , double panel radiator, dado rail and textured ceiling.

Door leads into:

En Suite

7'10" x 4'0" (2.41m x 1.23m)

Fitted with a three piece suite comprising a low flush W.C, inset sink with vanity unit with cupboards beneath and shower unit with main shower head. Double glazed frosted window to the front elevation, fully tiled walls, vinyl flooring, extractor fan and textured ceiling.

Bedroom Two

12'7" x 11'3" (3.84m x 3.45m)

Double glazed Upvc window to the front elevation overlooking the view, single panel radiator and textured ceiling.

Bedroom Three

11'5" x 11'2" (max) (3.48m x 3.42m (max))

Double glazed Upvc windows to the rear elevation, single panel radiator and textured ceiling.

Bedroom Four

11'6" x 8'5" (3.52m x 2.57m)

Double glazed Upvc windows to the rear elevation, double paneled radiator and textured ceiling.

Bathroom

9'2" x 6'1" (2.81m x 1.86m)

Fitted with a three piece suite comprising of low flush W.C, wash hand basin, 'P' shaped bath with over head shower to the mains and mixer taps over bath. Double glazed frosted window to the rear elevation, tiled walls to the dado height, vinyl flooring and single panel radiator.

Tel: 01352 700070

Outside

Garden to the Rear

To the rear of the property you will be welcomed to the garden via patio doors leading from the lounge. The Garden to the rear offers a great deal of privacy and is mainly laid to lawn with raised borders with a wide variety of shrubs and bushes. Steps lead upto to a larger than average decking area which houses a small shed which is currently utilised as a dog kennel. You will find an oil tank to the side to the garden and is bounded by fence panelling and is not overlooked to the rear.

Garden to the Front

The front of the property is approached via a paved pathway leading to the front door, an open plan garden which is mainly laid to lawn garden with shrubs and bushes. A tarmac driveway provides parking for two vehicles and leads to the garage>

Garage

Up and over door, light and power, the garage has extra storage space to the eaves.

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.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

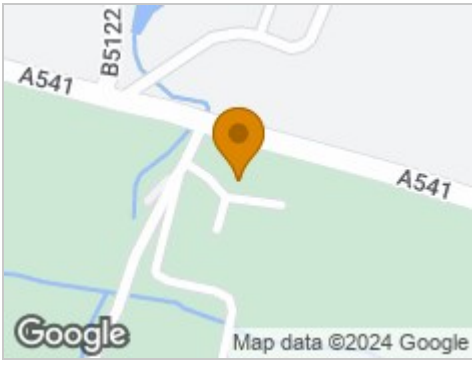
Viewings

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.

Council Tax Band



Road Map



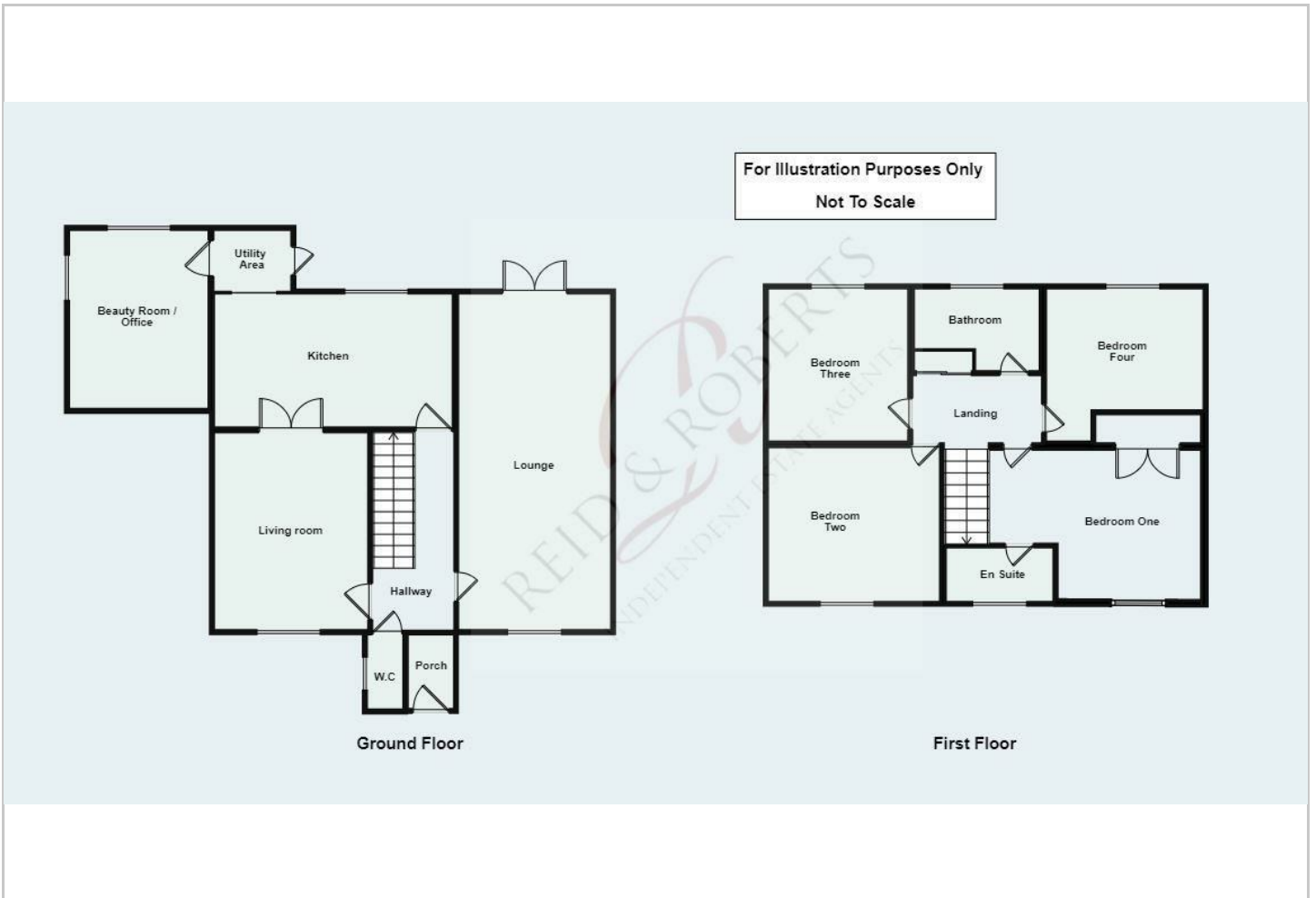
Hybrid Map



Terrain Map



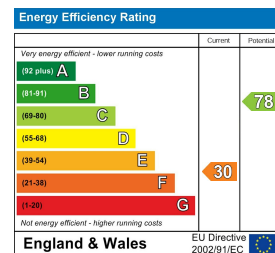
Floor Plan



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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