



1 Atlas Yard Corwen Road

Pontybodkin, CH7 4TG

Offers Over £200,000

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Property Summary

Reid and Roberts Estate and Letting Agents are pleased to welcome to the market this Detached House located on a private road in the village of Pontybodkin. The property boasts light and spacious accommodation and is situated on a larger than average plot making it the perfect family home.

The accommodation in brief comprises: Entrance Porch, Hallway, ground floor W.C. Lounge and kitchen/Diner to the ground floor. To the first floor you will find three good sized Bedrooms (master having en-suite facilities) and a spacious Family Bathroom. Externally to the front there is a gravelled driveway that provides parking for a number of vehicles as well as a lawned garden area. To the rear there is a fully enclosed garden with workshop. The property also benefits from central heating and double glazing.

Situated in the peaceful village of Pontybodkin which offers a post office and a public house and is a short distance away from the market Town of Mold offering a wide range of shops, primary schools, secondary schools, recreational facilities, library and a variety of supermarkets. The A55 is close by which offers a link up to the main motorway networks across the North Region.

ACCOMMODATION COMPRISES

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

Upvc double glazed door opens into:

Enclosed Entrance Porch

8'3" x 5'6" (2.54 x 1.7)

With tiled floor and double glazed window to the front elevation.

Double glazed door opens into:

Hallway

Having under stairs storage cupboard, radiator and stairs leading to the first floor accommodation.

Door into:

Cloakroom/W.C

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin with splash back tiling. Wood effect laminate flooring and frosted double glazed window to the front elevation.

Lounge

14'7" x 10'11" (4.46 x 3.33)

Having feature fire surround with brick inset housing a multi fuel burner set on a tiled hearth, coved ceiling, t.v.aerial point, wood effect laminate flooring, radiator and large double glazed window to the front elevation.

Kitchen/Dining Room

19'8" x 12'5" (6.0 x 3.8)

Fitted with a vast range of wall, base and drawer units with complimentary work surfaces over, one and a half bowl stainless sink unit with drainer and mixer tap, built in four ring induction hob with extractor hood over, built in eye level double oven, void and plumbing for washing machine and dishwasher, integral fridge, freezer and slimline wine fridge. Coved ceiling, tiled flooring, radiator, double glazed window and patio doors to the rear elevation.

Bedroom One

12'7" x 10'8" (3.85 x 3.26)

Having coved ceiling, single panel radiator and double glazed window to the front elevation.

En Suite

7'8" x 4'11" (2.36 x 1.51)

Fitted with contemporary suite to include shower cubicle with multi jet shower and including its own sound system, wash hand basin set in vanity unit and low level flush w.c. Chrome heated towel rail, tiled walls, tiled flooring and frosted double glazed window to the side elevation.

Bedroom Two

10'8" x 9'2" (3.26 x 2.8)

With radiator and double glazed window to the rear elevation.

Bedroom Three

9'2" x 8'6" (2.8 x 2.60)

With radiator and double glazed window to the rear elevation

Family Bathroom

8'6" x 5'7" (2.61 x 1.71)

Fitted with a contemporary white suite comprising panelled bath with shower over, wash hand basin and low level flush w.c. Tiled walls, tiled flooring, heated towel rail and frosted double glazed window to the front elevation.

OUTSIDE

The front of the property is approached via a private road leading to a

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gravelled driveway providing ample parking for a number of vehicles. There is also a lawned garden area.

A wooden gate to the side of the property gives access to a paved pathway that leads to the rear.

The rear garden is private and fully enclosed. There is a lawned garden area, a paved patio and a useful brick built workshop.

Council Tax - Band

EPC Rating - E

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.

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.

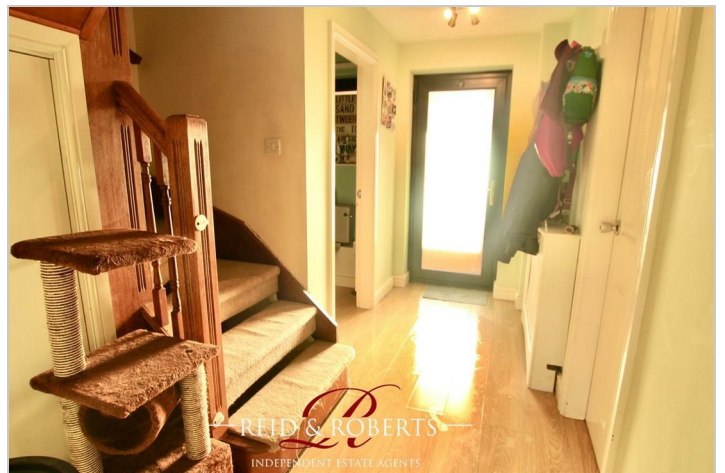
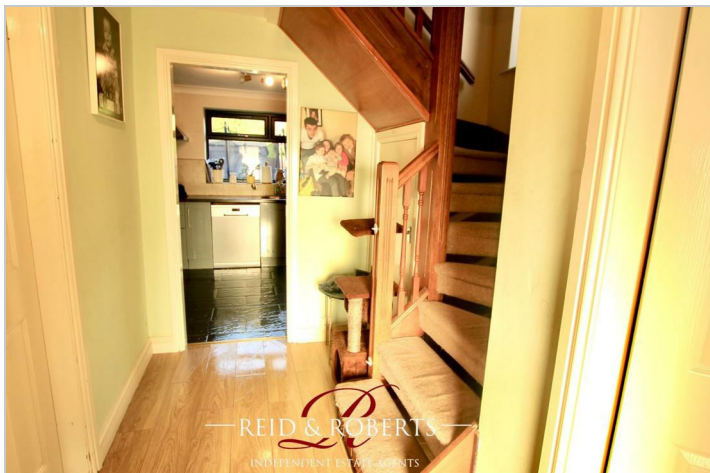
Do You Have A Property To Sell

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



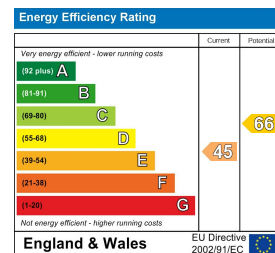
Floor Plan



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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