



## 3 Elm Walk

Mynydd Isa, Mold, CH7 6XZ

Offers In The Region Of £210,000





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## Accommodation Comprises

The property is approached via a tarmac driveway allowing ample 'Off Road' parking for a number of vehicles leading up to the front entrance.

Upvc door with frosted glass inset and matching side panel leads into:

### Entrance Porch

Offering ample space for shoe storage with exposed brick and housing the electric meter.

### Reception Hallway

11'11" x 5'10" (3.642m x 1.784m )

Offering a warm welcome to the property with stairs leading to the first floor accommodation with recess beneath where the current owner has an additional freezer, cupboard housing the solar panel and electric meter, double panel radiator, textured and coved ceiling and wood effect laminate flooring.

### Lounge/Dining Room

23'2" x 10'10" (7.085m x 3.309m)

An impressive sized reception room allowing space for a lounge and dining room overlooking the Clwydian Range. Feature remote controlled log effect electric fire with marble effect hearth and matching mantle, two double panelled radiators, t.v aerial and phone points, double glazed window to the front elevation and textured and coved ceiling.

Upvc Patio Doors lead to the rear garden.

Door opens into:

### Kitchen

11'2" x 7'8" (3.406m x 2.340m )

A newly fitted modern kitchen housing a range of wall and base units with complimentary work surfaces, stainless steel sink unit with matching drainer and mixer tap over, built in eye level double oven and four ring electric hob. Void and plumbing for washing machine, space for fridge freezer, splashback wall tiling, double panel radiator, double glazed window to the rear elevation and wood effect laminate flooring.

Upvc door leads to covered garden area to the side of the property.

### Stairs From Hallway Rise To

#### Landing

A light and spacious landing with double glazed window to the side elevation, textured ceiling and loft access point with pull down ladder leading to the partially boarded loft.

### Bedroom One

12'6" x 10'2" (3.826m x 3.112m )

Fitted with a range of wardrobes with mirror sliding door, double glazed window to the front elevation, single panelled radiator and textured ceiling.

### Bedroom Two

10'4" x 10'2" (3.169m x 3.119m )

With built in cupboard fitted with hanging rail and shelving, double glazed window to the rear elevation benefiting from far reaching views of the Clwydian Range, single panelled radiator and textured ceiling.

### Bedroom Three

8'1" x 6'7" (2.487m x 2.023m )

Fitted with cupboard over the stairs recess and equipped with shelving, single panelled radiator, double glazed window to the front elevation and textured ceiling.

### Shower Room

A newly fitted, modern shower room comprising of a corner shower unit with waterfall shower head and adjustable hand attachment, low flush W.C integrated within wall unit and wash hand basin set within vanity unit. Marble effect wall cladding, wood effect laminate flooring, frosted double glazed window to the side elevation, extractor fan, double panel radiator, textured ceiling and recess houses the newly fitted boiler.

### Outside

Externally to the front the property benefits from a large tarmac driveway providing ample 'Off Road' Parking for numerous vehicles extending to the side of the property where the vendor has added a covered area allowing ample space for an outdoor hobby leading to the detached garden which

Tel: 01352 700070

has been footed with power and light. The rear garden has been designed with ease of maintenance in mind with a raised paved patio area allowing a serene space to sit back and enjoy the far reaching views. It has been well stocked with a variety of shrubs and bushes and laid to lawn garden areas.

### EPC Rating - B

### Council Tax Band D

### 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

### Looking For 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

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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.





Road Map



Hybrid Map



Terrain Map



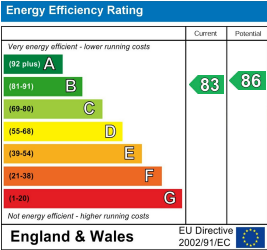
Floor Plan



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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