



## 19 Elm Walk

Mynydd Isa, Mold, CH7 6XZ

O.I.R.O £220,000



# 19 Elm Walk

Mynydd Isa, Mold, CH7 6XZ

O.I.R.O £220,000



## Accommodation Comprises

The property is approached via a tarmac driveway with steps to the side leading to the front entrance.

Upvc door with matching side panel leads into;

## Entrance Porch

Courtesy space allowing for shoe and coat storage.

Door opens into:

## Reception Hall

5'10" x 11'10" (1.801m x 3.608m)

With double panelled radiator, wood effect laminate flooring, coved ceiling, wall mounted heating controls, cupboard housing utility meters and stairs leading to the first floor accommodation.

## Lounge/Dining Area

23'1" x 10'10" (7.059m x 3.323m)

A spectacular sized reception room allowing space for a lounge and dining room overlooking the Clwydian Range. With two double panelled radiators, t.v aerial and phone points, upvc double glazed windows to the front and rear elevation, textured and coved ceiling and partial wood effect parquet flooring and carpet allowing the illusion of two rooms.

## Kitchen

10'9" x 7'9" (3.291m x 2.368m)

Housing a range of wall and base units with complimentary marble effect work surfaces, stainless steel sink unit with matching drainer and mixer tap over, space for electric oven and hob. Void and plumbing for washing machine, space for fridge freezer, double panel radiator, textured ceiling, double glazed window to the rear elevation and wood effect laminate flooring.

Upvc door to the side providing access to gardens.

## First Floor Accommodation

## Landing

Spacious landing with upvc double glazed window to the side elevation, textured ceiling and loft access point.

## Bedroom One

12'6" x 10'4" (3.812m x 3.153m)

With upvc double glazed window to the front elevation benefiting from far reaching views of clwydian range, double panelled radiator, ceiling light point and textured ceiling.

## Bedroom Two

10'4" x 10'4" (3.161m x 3.154m)

With built in cupboard fitted with hanging rail and shelving, upvc double glazed window to the rear elevation and textured ceiling.

## Bedroom Three

8'2" x 6'8" (2.497m x 2.041m)

Fitted with a cupboard over the recess of the stairs, upvc double glazed window to the front elevation, double panelled radiator and textured ceiling.

## Bathroom

8'1" x 6'8" (2.487m x 2.041m)

Newly fitted modern three piece suite comprising of panelled bath with mains waterfall shower and hand attachment, low flush w.c and wash hand basin floating within vanity. Partical wall tiling, wood effect laminate flooring and cupboard housing the combi boiler with fitted shelving.

## Outside

The property is approached via a tarmac driveway with steps leading to the front entrance and laid to lawn garden. The driveway extends through iron gates to the detached garage which is fitted with power and light. The rear garden benefits from a paved patio area creating a serene space for outdoor entertaining in the warmer months and laid to lawn garden.

## EPC Rating - C

Tel: 01352 700070

## 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

### Misrepresentation Act

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.

## 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

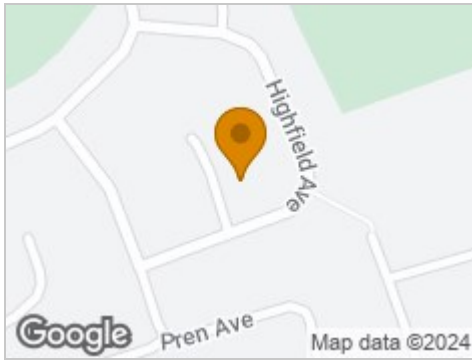
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### 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.



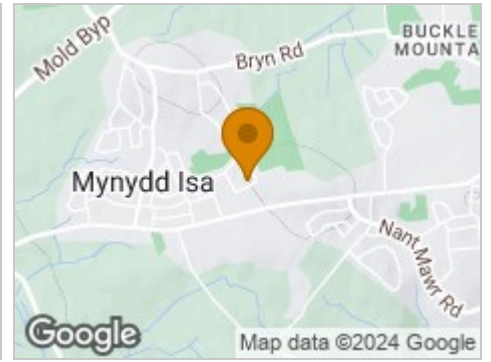
## Road Map



## Hybrid Map



## Terrain Map



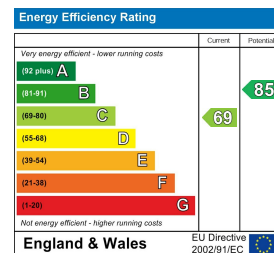
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.