



50 Pen Y Cefn Road

Caerwys, Mold, CH7 5BH

£295,000



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Accommodation Comprises

The accommodation comprises of an Entrance Hall with built in storage cupboards, Well Lit Lounge with feature open fire, Kitchen, Dining Room with opening into Conservatory, Two Bedrooms and a three piece Family Bathroom. Externally there is an enclosed garden designed with low maintenance in mind and a generous sized patio area perfect for the upcoming warmer days. The property also benefits from central heating, double glazing, and a driveway with further garage.

Reception Hallway

Allowing for a warm welcome into the property with solid wood and tiled flooring, upvc door with frosted windows, storage cupboard providing ample space with fitted shelving, ceiling light point and power outlets.

Lounge

11'8" x 18'11" (3.58m x 5.77m)

With feature open fire set on a tiled hearth, upvc double glazed windows to the front and side elevation with top openers, two ceiling light points, textured ceiling, panelled radiator, television point and power outlet.

Dining Room

8'11" x 9'5" (2.73m x 2.89m)

With matching solid wood flooring to the hallway, double panelled radiator, ceiling light and an opening into;

Conservatory

10'0" x 10'1" (3.07m x 3.09m)

Offering a space to sit back and relax with views of the garden with dual opening double glazed window units to the rear and side elevations and dwarf brick built wall surrounding allowing light to pour into the room. Upvc double glazed patio doors to the side elevation, tiled flooring, wall light points and panelled radiator.

Kitchen

9'8" x 12'4" (2.95m x 3.77m)

A spacious kitchen allowing ample room for a dining table. Housing a range of wall and base units with granite effect work surfaces over, stainless steel sink unit with matching drainer and mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, splashback wall tiling, space for fridge/freezer, void and plumbing for dishwasher, tiled flooring, two fluorescent light points, double panelled radiator, upvc double glazed window to the front and side elevation with upvc door to the side allowing access to the front and rear gardens.

Bedroom One

(excluding wardrobes) 10'5" x 12'4" ((excluding wardrobes) 3.20m x 3.76m)

Fitted with a range of wardrobes with sliding mirrored doors, hanging rails and shelving, upvc double glazed window to the rear elevation, panelled radiator, textured ceiling with light point and power outlets.

Bedroom Two

14'1" x 8'5" (4.30m x 2.58m)

Upvc double glazed window to the rear elevation providing plenty of light to pour through with views of the rear garden, panelled radiator, textured ceiling, ceiling light point and power outlets.

Shower Room

8'8" x 9'8" (2.65m x 2.95m)

Fitted with a three piece suite comprising of large shower cubicle housing mains shower head and hand attachments, low level flush W.C and wall mounted wash hand basin. Void and plumbing for washing machine, fitted shelving, splash back tiling, tiled flooring, panelled radiator, upvc double glazed frosted window to the side elevation, ceiling light points.

Garden

Externally to the front of the property there is an elevated

driveway proving ample parking with access to a further garage. Well maintained mainly laid to lawn garden with shrubs and bushes and to the rear you will find the ample sized garden which is mainly laid to lawn and has a range of established plants and shrubs. With a generous sized paved patio area perfect for outside dining for the warmer days to come.

Council Tax Band - E

EPC - TBC

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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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



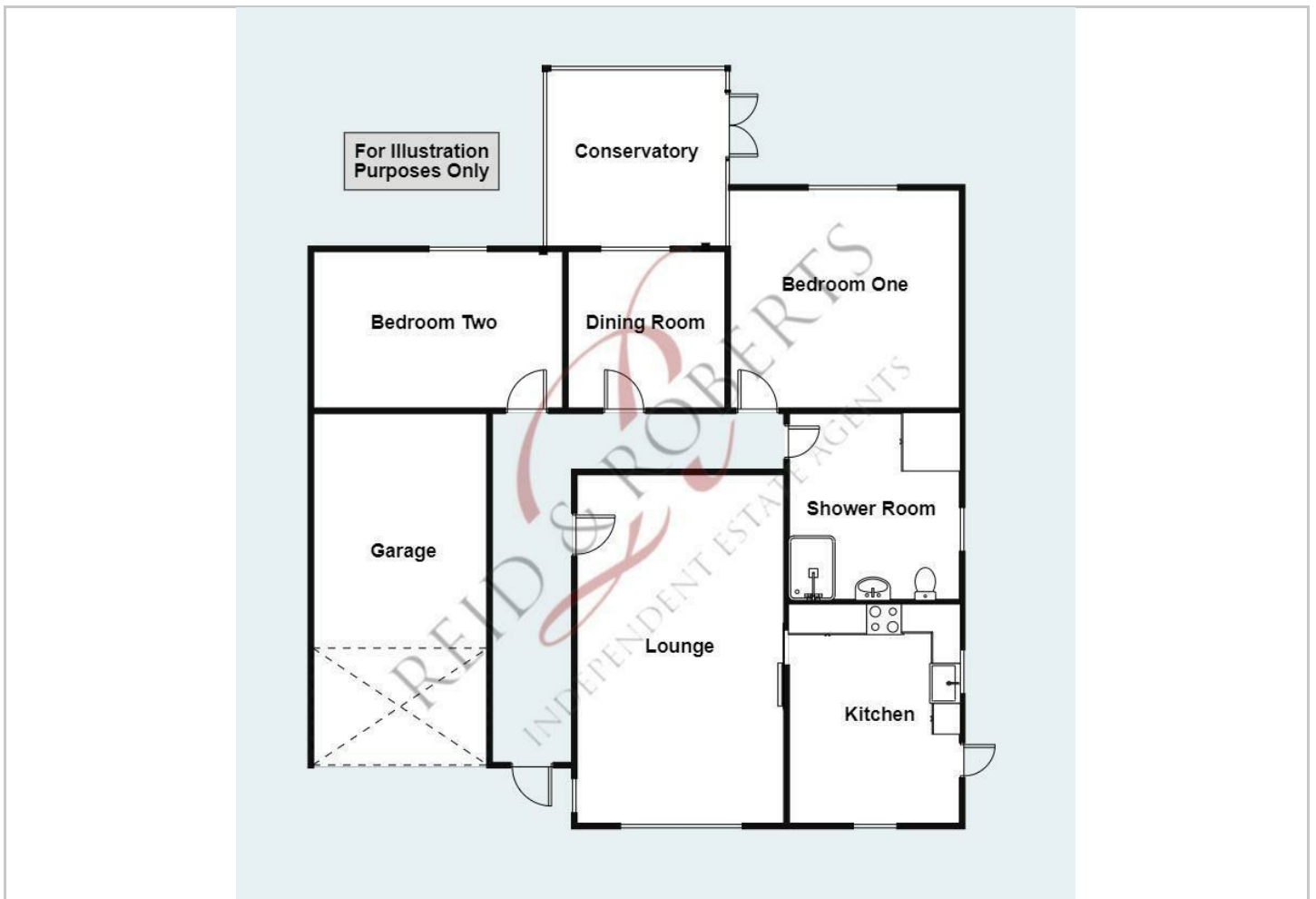
Hybrid Map



Terrain Map



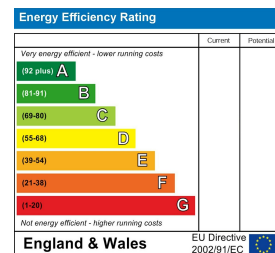
Floor Plan



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



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