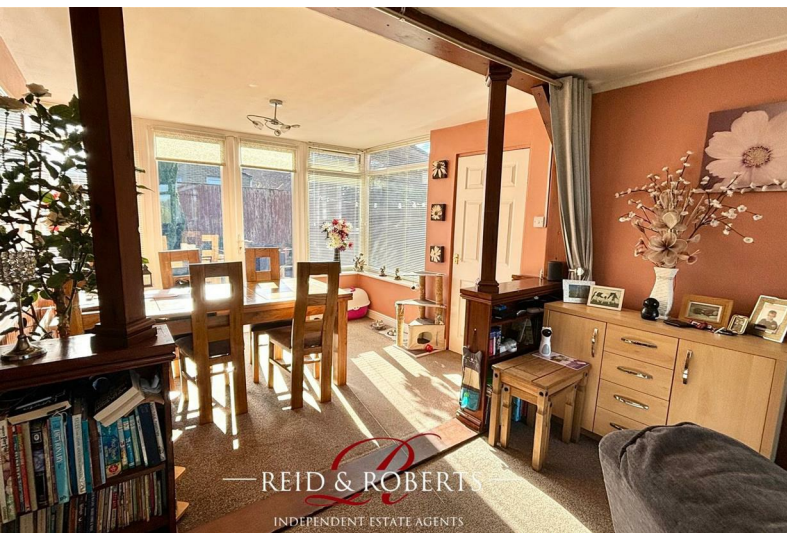




3 Cwm Close

Mynydd Isa, CH7 6XJ

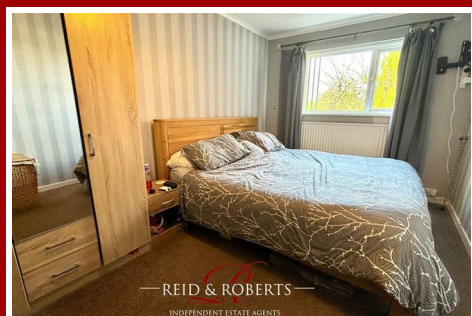
£189,000



3 Cwm Close

Mynydd Isa, CH7 6XJ

£189,000



Accommodation Comprises

The property is approached via a paved brick driveway proving further parking within the garage. A pathway leads to the UPVC door located to the side of the property.

Porch

Opening into the property, featuring exposed brick, ceiling light point and a handy space to store coats and shoes.

Opening into:

Reception Hallway

Providing a warm welcome into the property and allowing access to the Lounge and Kitchen.

Lounge

18'2" x 11'5" (5.54m x 3.49m)

Having double panelled radiator, aerial socket and phone point, gas lit fire with marble surround and wooden mantel. Upvc double glazed window to the front elevation and feature wooden beams providing a divider between the lounge and dining area..

Dining Room

10'5" x 10'2" (3.18m x 3.12m)

With double glazed patio doors that allow for plenty of natural light to pour through and offer views of the rear garden.

Kitchen

14'0" x 7'11" (4.27m x 2.42m)

Fitted with modern wall, base and draw units with granite effect work surfaces over, stainless steel sink unit with mixer tap over and matching drainer, Space for gas oven with four ring hob and extractor hood over. Void and plumbing for washing machine, drier, fridge and freezer, splash back wall tiling, tiled

flooring, double panelled radiator and double glazed window to the rear elevation.

Inner Hallway

Bedroom One

16'10" x 8'10" (5.14m x 2.70m)

Substantial sized bedroom with upvc double glazed window to the front elevation, double panelled radiator and ceiling light point.

Bedroom Two

13'3" x 8'8" (4.06m x 2.66m)

With Double glazed patio doors providing access to the rear garden while allowing for natural light to beam into the room. Double panelled radiator and ceiling light point.

Bathroom

9'3" x 6'1" (2.84m x 1.86m)

A decent sized bathroom fitted with a four piece suite comprising a panelled bath with taps over, a separate corner shower cubicle with overhead waterfall shower, low flush W.C and wash hand basin, fully tiled walls, paneled radiator and tile effect vinyl flooring.

Outside

To the front of the property you will find a paved brick driveway with a graveled garden to the side having trees and matured bushes to the border.

To the rear of the property there is a paved patio area creating an idealistic space for al fresco dining and an easy maintenance the garden is secured by fencing surrounding the border with mature bushes and hedges for an extra sense of privacy. The garden is also not looked over to the rear making this the perfect family entertaining garden.

EPC Rating - 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

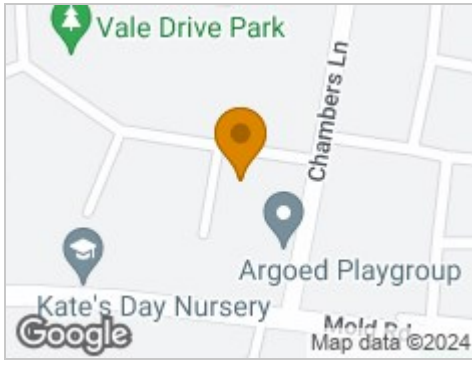
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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



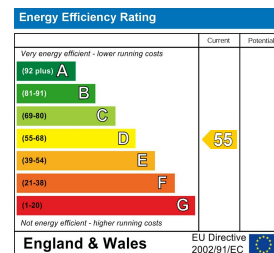
Floor Plan



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.