



5 Parc Derwen

Leeswood, Leeswood, CH7 4UH

O.I.R.O £180,000



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Property Description

Reid & Roberts Estate and Lettings Agents are delighted to present this charming Semi-Detached property for sale, nestled in the sought-after residential pocket of Leeswood village. Set on a generous plot, this home boasts well presented modern interiors throughout. The property presents an ideal opportunity for those seeking a comfortable and well-connected home within a welcoming community setting.

Comprising an inviting Entrance Porch, a spacious Lounge, Kitchen, and Conservatory to the ground floor, the accommodation offers comfortable living spaces with Three Bedrooms and a Family Bathroom to the First Floor. Externally to the front there is a lawned garden bound by fencing. A tarmac driveway leads from the front of the property down to the side. The property also benefits from gas central heating and double glazing.

Leeswood, known for its strong sense of community, provides a tranquil setting just a stone's throw away from the bustling market town of Mold. Mold is a thriving market town which offers 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 tarmacadam driveway providing ample off road parking leading to a UPVC door with frosted windows.

Entrance Porch

With double glazed windows to the front and side elevation, cupboard housing electric meter and laminate flooring.

Spacious Lounge

17'2 x 14'8 (5.23m x 4.47m)

Well proportioned spacious lounge with feature double glazed Upvc window to the front of the property allowing in lots of natural light, coal effect gas fire with black surround and stone hearth, textured and coved ceiling, ceiling light point, double panel radiator and staircase rising to the first floor accommodation.

Kitchen

14'7 x 9' (4.45m x 2.74m)

Fitted with a range of high gloss modern wall and base units with complimentary work surfaces over, stainless steel sink unit complete with a drainer and mixer tap, tiled walls, integral four ring electric hob with electric oven beneath and stainless steel extractor hood over,

void and plumbing for washing machine and space for free standing fridge/freezer. Recessed spot lights with under counter LED lighting. Cupboard housing central heating boiler and gas meter, radiator and double glazed window to the side elevation.

Conservatory

12'10 x 9'5 (3.91m x 2.87m)

Offering a tranquil 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 rear elevation, wood effect vinyl flooring and panelled radiator.

First Floor Accommodation

Landing

With double glazed window to the side elevation, loft access point and access to all bedrooms and bathroom.

Bedroom One

12'8 x 8'5 (3.86m x 2.57m)

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

Bedroom Two

11'7 x 8'5 (3.53m x 2.57m)

Upvc double glazed window to the front elevation, panelled radiator and ceiling light point.

Bedroom Three

9'9 x 6' (2.97m x 1.83m)

With over stairs storage cupboard providing ample storage, panelled radiator and double glazed window to the front elevation.

Bathroom

5'10 x 8'4 (1.78m x 2.54m)

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Full upvc wall panelling, tiled flooring and frosted double glazed window to the rear elevation.

Garden

The property is approached via a tarmacadam driveway providing ample off road parking leading down to the side of the property where you will find the detached single garage. Externally to the front there is a gravelled area with established plants that are bound by dwarf brick wall and fencing. To the rear the low maintenance rear garden is equipped with decking and a lawned area.

Tel: 01352 700070

Council Tax Band - C

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

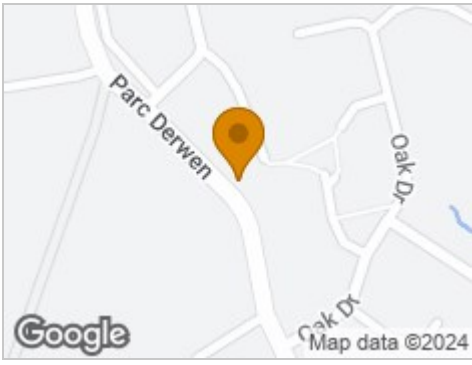
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.



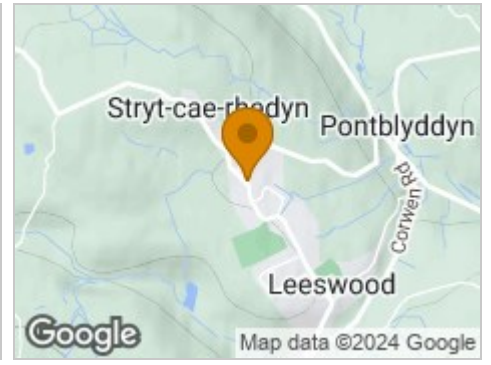
Road Map



Hybrid Map



Terrain Map



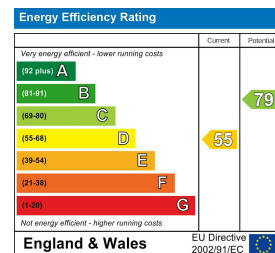
Floor Plan



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



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