



3 Hen Fragdy New Street

Mold, CH7 1UL

£145,000

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Reception Hallway

A welcoming reception hallway with doors leading into each room.

Open Plan Lounge/Kitchen

19'10" x 15'8" (6.05m x 4.78m)

The inviting open-plan lounge and kitchen area features a charming Juliet balcony, the modern fitted kitchen houses a ranges of wall and base units with complimentary wood effect work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, space for floor standing fridge/freezer, built in four ring electric hob with extractor hood over and electric oven below, cupboard housing central heating boiler. vinyl flooring, double panel radiator and Upvc double glazed window to the front elevation.

Bedroom One

12'9" x 9'1" (3.89m x 2.79m)

With Upvc double glazed frame-less corner window to the front and side elevation, fitted wardrobe, power outlets and ceiling light point.

Door leading into:

En Suite

Shower room comprising low flush WC, pedestal wash hand basin, shower cubicle with glass panelling and shower head attachment over. Tiled flooring and splash back tiling.

Bedroom Two

9'8" x 9'6" (2.97m x 2.92m)

With Fitted wardrobes, upvc double glazed window to the side elevation and ceiling light point.

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. splash back wall tiling and tiled flooring.

Allocated Parking Space

The property benefits from a secure allocated parking space to the rear.

EPC Rating - C

Additional Information

The lease length is 999 years from 01/01/2009, therefore 984 remaining years.
Ground rent is £250 per annum.

Service charge is £1632 Per Year.

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

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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



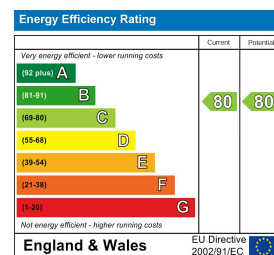
Floor Plan



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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