



12 Britannia Road

Leeswood, CH7 4SD

£229,995



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Property Description

Reid & Roberts are delighted to welcome to the market this contemporary and elegantly designed three-bedroom detached house which features a conservatory and garage, situated within a quaint cul-de-sac in the heart of Leeswood Village. The property is thoughtfully laid out to offer spacious living quarters suitable for a family.

Designed to an attractive plan to provide an ideal family sized accommodation with the benefit of gas fired central heating and double glazing. The property comprises: Reception Hall, Cloakroom/WC, Living Room with feature fireplace, Kitchen with wood fronted units and integrated appliances, Conservatory with internal access to the Garage, First Floor Landing, Bedroom One with fitted wardrobes and Ensuite Shower Room, two further good sized bedrooms and Family Bathroom. Driveway with parking for two cars and private landscaped rear garden. NO ONWARD CHAIN.

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

Raised paved pathway with graveled area either side leads to Upvc double glazed front door.

Entrance Hallway

Offering a spacious welcome to the property with stairs rising to the first floor accommodation, double glazed window to the side elevation with frosted glass, laminate wood effect flooring and radiator. Pine panelled interior doors.

Cloakroom

Fitted with a two piece suite comprising low flush WC and pedestal wash basin. Fully tiled walls, tiled floor and double glazed window with frosted glass to the front elevation.

Lounge

16'0" x 12'2" (4.90m x 3.73m)

featuring double glazed windows on both the front and side elevations, providing ample natural light. A modern wooden fireplace surround with a stainless steel inset and hearth, along with a pebble effect electric fire, creates a cozy focal point in the room. Coved ceiling, TV aerial point, two radiators, and an under stairs storage cupboard enhancing the functionality of the space. The laminate wood effect flooring ties the room together, offering a stylish and low-maintenance finish.

Door leads through to:

Kitchen/ Dining Room

15'8" x 8'9" (4.78m x 2.67m)

The kitchen is equipped with a variety of wooden fronted base and wall units, complemented by contrasting worktops. It features an inset sink unit with a mixer tap and a black tiled splashback surround. Integrated appliances include an electric oven, gas hob, and cooker hood. Additionally, there is plumbing for a washing machine, a Baxi 100 gas fired central heating boiler, space for a fridge freezer, a tiled floor, a radiator, and a double glazed window to the rear elevation.

Upvc double glazed sliding patio door leads through to:

Conservatory

9'8" x 7'10" (2.97m x 2.39m)

A beautiful addition to the property allowing for additional living space. Built on a brick base with Upvc double glazed windows, polycarbonate roof, double glazed exterior door to the garden and tile effect laminate flooring. Power points and internal Upvc door to the garage.

Tel: 01352 700070

Stairs From Hallway Rise To

Landing

Loft access, double glazed window with frosted glass and built-in linen cupboard. Pine panelled interior doors lead to all rooms.

Bedroom One

13'10" x 8'11" (4.24m x 2.74m)

Double glazed window to the front elevation. Along one wall, there is a series of fitted wardrobe units with wood effect door fronts, offering ample storage space for clothing and accessories. Adjacent to the wardrobes, there is a matching dressing table and two bedside cabinets, creating a cohesive and stylish look in the bedroom. The flooring features laminate wood effect and double panel radiator.

Door leads into:

En Suite

7'10" x 5'10" (2.39m x 1.78m)

Fitted with a three piece suite comprising tiled shower enclosure with mains shower, pedestal wash hand basin and low flush WC. Fully tiled walls, shaver point and double paneled radiator.

Bedroom Two

9'3" x 8'9" (2.82m x 2.67m)

Double glazed window to the rear elevation, wood effect laminate flooring and radiator.

Bedroom Three

8'9" x 6'0" (2.67m x 1.85m)

Double glazed window to the rear elevation, wood effect laminate flooring and radiator.

Family Bathroom

6'7" x 5'8" (2.03m x 1.73m)

Fitted with a three piece suite comprising panelled bath with mixer shower tap, pedestal wash basin and low flush WC. Attractive fully tiled walls, radiator, shaver point, extractor fan and double glazed window with frosted glass to the side elevation.

Outside

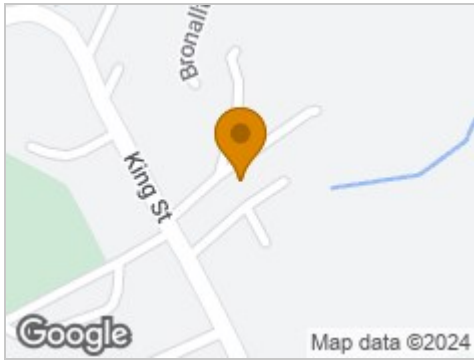
The front garden features a charming landscape design, complete with loose slate chippings and flagged pathways that guide visitors to the front door, illuminated by an outside light. A tarmac drive runs alongside the property, offering parking space for two cars and leading to the attached garage. Moving to the rear of the property, you will find a beautifully landscaped garden enclosed by panelled fencing, predominantly adorned with brick paved areas. The outdoor space is not only aesthetically pleasing but also functional, with the presence of an outside security light and tap for added convenience, with the added benefit of complete privacy.

EPC Rating C

Council Tax Band D



Road Map



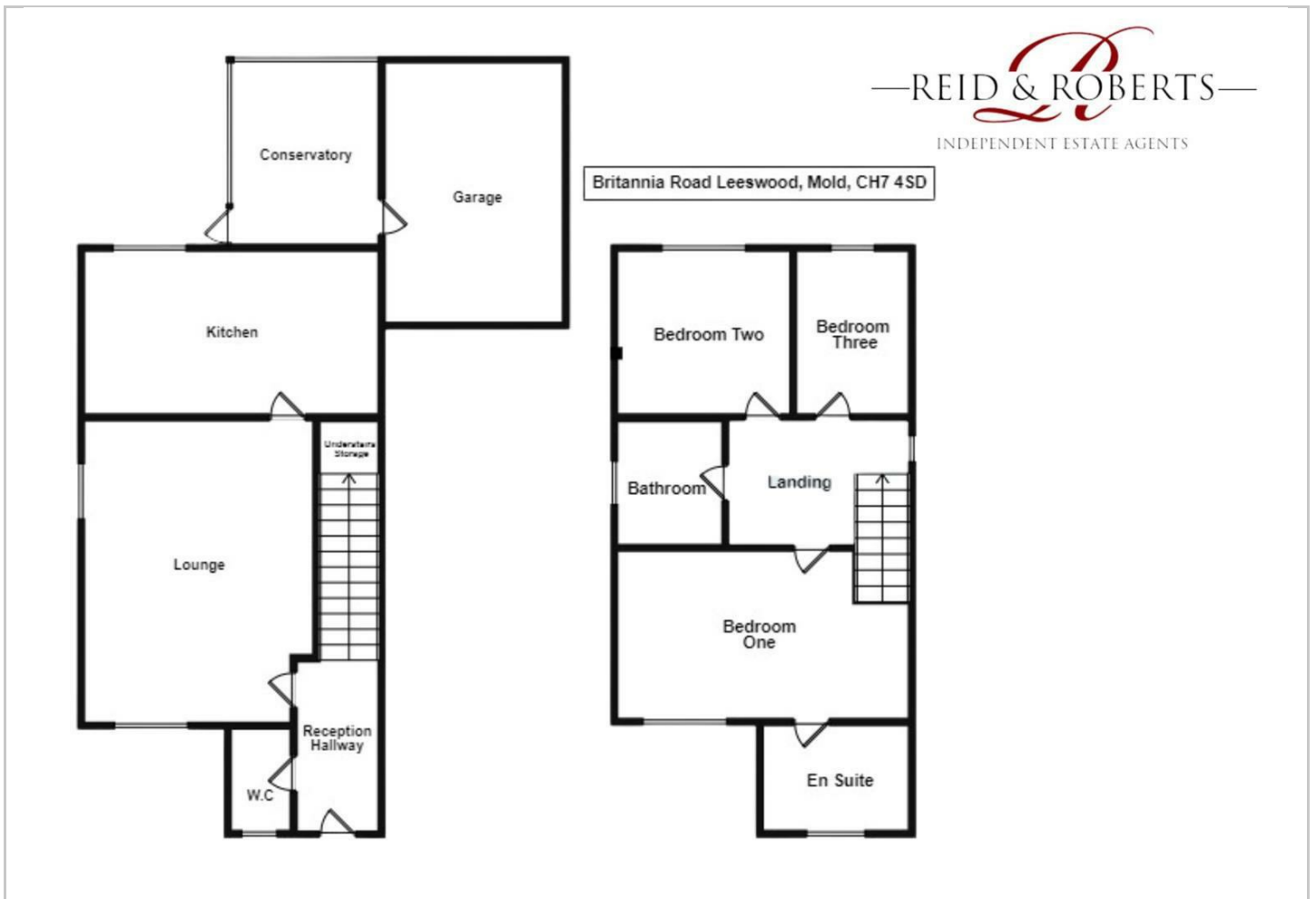
Hybrid Map



Terrain Map



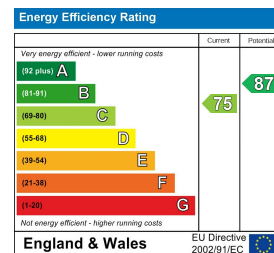
Floor Plan



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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