



25 Llwyn Collen

New Brighton, Mold, CH7 6QQ

Offers In The Region Of £400,000



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Accommodation Comprises:

The property is approached via a tarmac driveway and paved pathway leading up to the front entrance.

Entrance Hallway

With stairs leading up to the first floor accommodation, tiled flooring and doors leading off to:

Living Room

16'6" x 11'11" (5.03m x 3.65m)

Spacious well lit room with double 'French' style doors and side panels opening up to the rear patio area offering indoor outdoors living, two double panelled radiators, tv point, sky point, bt point and grey oak effect laminate flooring.

Snug/Playroom

11'5" x 10'1" (3.50m x 3.09m)

A versatile room with a triple bay shaped window offering lots of light, double panelled radiator and grey oak effect laminate flooring.

Downstairs W.C

5'8" x 3'6" (1.75m x 1.08m)

Fitted with a white low level flush and pedestal sink unit with mixer tap over and splashback tiles. Double glazed frosted window to the front elevation, double panelled radiator and tiled flooring.

Open Plan Family Kitchen Dining Room

22'4" x 11'7" (6.81m x 3.54m)

This fantastic open plan family living kitchen offers ample space for cooking and entertainment. Housing a range of modern ivory wall, base and drawer units and wood effect laminate worktops over, stainless steel sink with mixer tap over with window overlooking the side garden. Integrated appliances to include dishwasher, full length fridge and freezer, built in eye

level electric oven and microwave and four ring gas hob with glass extractor hood over. Two double panelled radiators, recessed spotlights, aerial socket and under stairs cupboard. Continuation of tiles throughout, opening through to the Utility and Double glazed 'French' doors leading to the rear patio and garden.

Utility Room

5'11" x 5'8" (1.81m x 1.75m)

Being the ideal laundry space for busy families, fitted with a wood effect laminate work surface with inset stainless steel sink unit with mixer tap over and base unit with space either side for a washing machine and tumble dryer. Double panelled radiator, tiled flooring, external glazed door leads to the side garden and an internal door provides useful access into the Double Garage.

First Floor Accommodation:

Landing

Lovely wrap around landing area with a panelled radiator, airing cupboard, loft access, double glazed window to the front elevation and doors leading off to:

Master Bedroom

11'9" x 11'5" (3.60m x 3.50m)

Double glazed window to the rear elevation, panelled radiator and TV point. Door leads into:

En-suite Shower Room

8'6" x 5'6" (2.60m x 1.70m)

Modern shower room with double low level walk-in shower with sliding glazed door with stainless steel thermostatic mounted shower, low flush level toilet and pedestal sink unit with mixer tap over. Partially tiled walls and fully tiled shower area and flooring. Panelled radiator, spotlights, extractor fan and double glazed frosted window to the side elevation.

Bedroom Two

11'7" x 10'5" (3.55m x 3.20m)

Spacious double room with double glazed window to the rear elevation and panelled radiator.

Bedroom Three

10'5" x 10'4" (3.20m x 3.15m)

Spacious double room with double glazed window to the front elevation and panelled radiator.

Bedroom Four

11'3" x 6'10" (3.43m x 2.10m)

Double glazed window to the front elevation, panelled radiator, TV point and BT point.

Family Bathroom

7'0" x 5'6" (2.15m x 1.70m)

Three piece white bathroom suite comprising: Panelled bath with thermostatic stainless steel shower over, mixer tap and glazed screen. Low level flush toilet and pedestal sink unit with mixer tap over. Fully tiled walls to the bath and shower area, partially tiled walls, tiled flooring, extractor fan, spotlights, panelled radiator and double glazed frosted window to the rear.

Double Garage

18'7" x 17'4" (5.68m x 5.29m)

Spacious internal garage space having a double up

and over door, the garage has light and power, open pitched rafters for useful storage, wall mounted combi boiler, double glazed frosted window to the side elevation and fuse box.

Garden

Spacious corner plot benefiting from south facing aspect, mainly laid to lawn with a lovely patio area that leads out from the Living Room and the Kitchen Dining Room ideal for seating or al fresco dining. A hard gravelled and patio area can be found to the side of the property with door leading into the utility and gate leading around to the front of the property. The owners have a tyre swing installed and a concealed rear gate which leads out onto a pathway leading to open fields ideal for those with dogs and children, there is a play field and football pitch a few minutes walk across the fields.

Communal Maintenance Fee

The property is Freehold. All properties on Llwyn Collen are required to pay an annual maintenance fee for the up keep of communal gardens. The management company is Premier Estates. The annual cost for the 2024/2025 year is £353, this has been paid in full by the current owners.



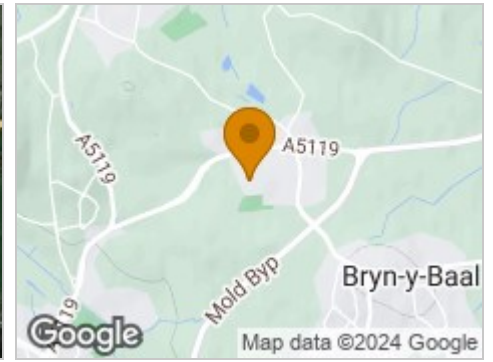
Road Map



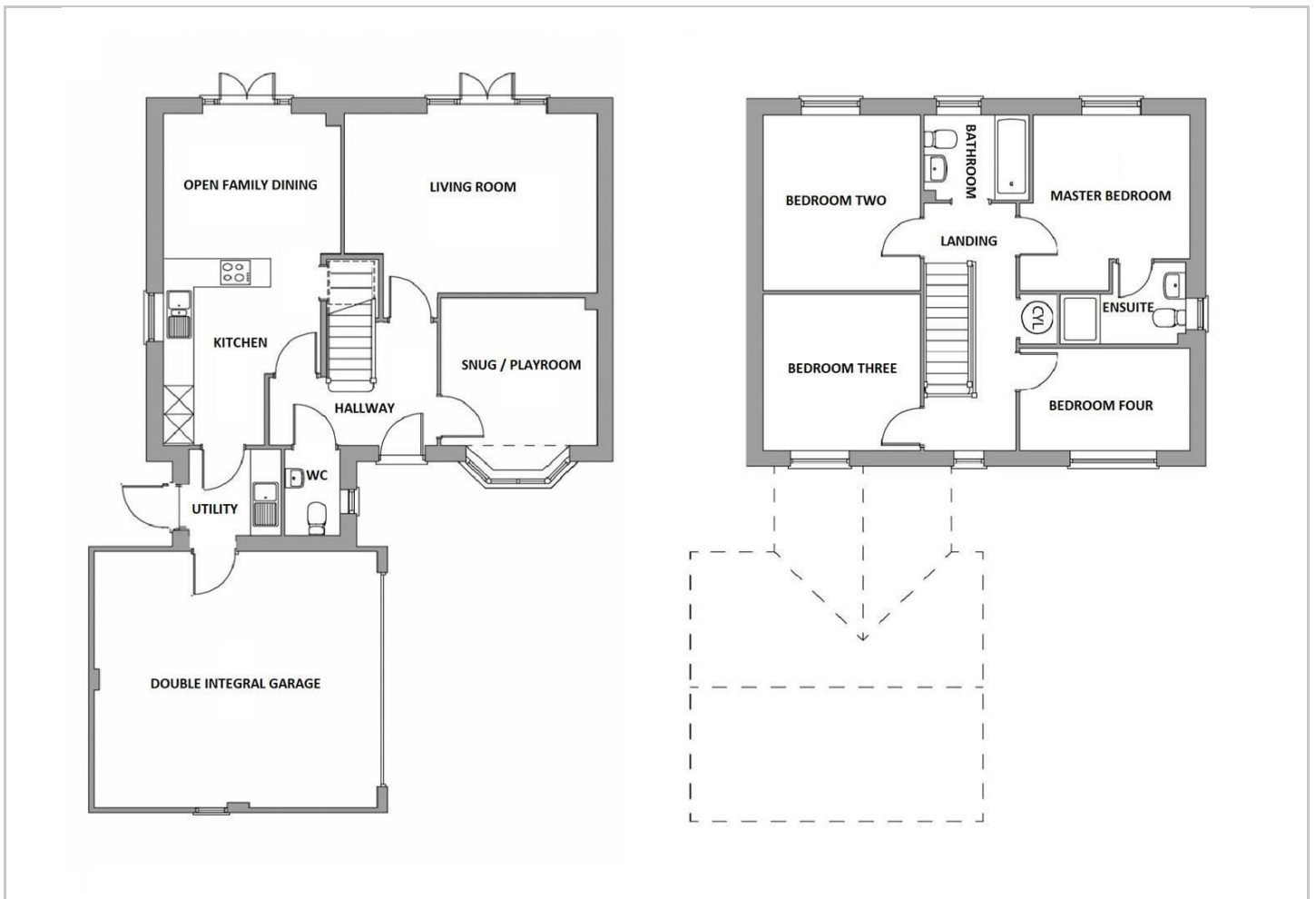
Hybrid Map



Terrain Map



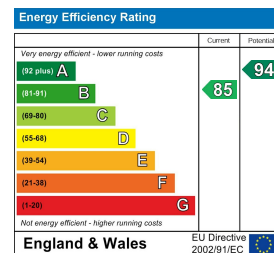
Floor Plan



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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