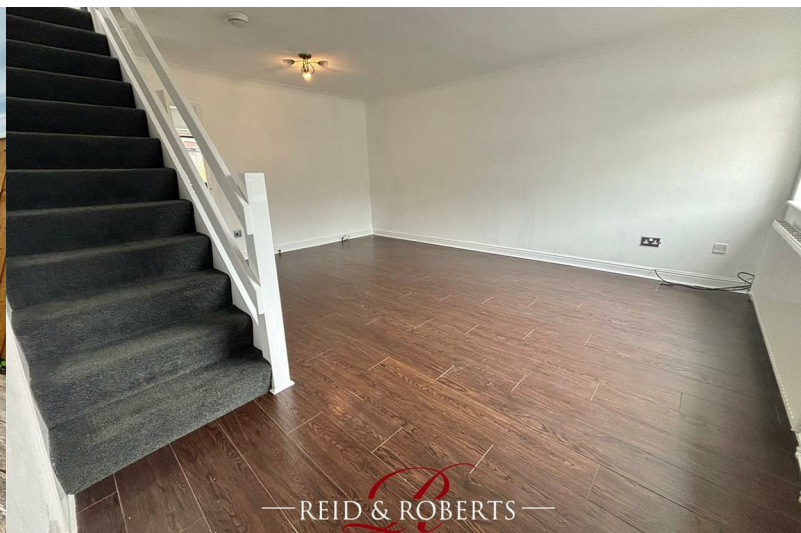




33 Rhodfa Helyg

Leeswood, Leeswood, CH7 4UJ

Offers Over £170,000



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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

Offering a welcoming entrance with door leading into:

Lounge

17'4" x 14'9" (5.3m x 4.5m)

A generously sized, spacious lounge featuring a double-glazed UPVC window at the front, allowing ample natural light to flood the room. The lounge is enhanced by wood-effect laminate flooring, two ceiling light points, and a double-panel radiator set beneath the window. Staircase rises to the first-floor accommodation.

Kitchen

14'9" x 8'10" (4.5m x 2.7m)

Fitted with a range of modern wall, base and drawer units with complimentary work surfaces over, stainless steel 1 1/2 sink unit complete with a drainer and mixer tap, partial tiled walls, space for oven with stainless steel extractor hood over, void and plumbing for washing machine and space for free standing fridge/freezer. tiled flooring, ceiling light point, double panelled radiator and upvc double glazed window with top openers to the rear elevation. Upvc door with leads to rear garden.

First Floor Accommodation

Landing

Loft access, Upvc double glazed window to the side elevation and ceiling light point.

Providing access to all first floor rooms.

Bedroom One

13'5" x 8'6" (4.1m x 2.6m)

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

Bedroom Two

12'9" x 8'6" (3.9m x 2.6m)

Upvc double glazed window to the rear elevation overlooking the garden, ceiling light point and double panelled radiator.

Bedroom Three

9'10" x 6'2" (3.0m x 1.9m)

With upvc double glazed window with top opener to the front elevation, panelled radiator, exposed floorboards. Ample storage cupboard.

Bathroom

8'6" x 5'10" (2.6m x 1.8m)

Fitted with a three piece suite comprising panelled bath with electric shower over, wash hand basin set in a vanity unit and low level flush w.c. Partial wall tiling, vinyl flooring, heated chrome towel rail and frosted upvc double glazed window to the rear elevation.

Outside

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 rear the low maintenance rear garden is equipped with patio and a lawned area.

Garage

EPC Rating - C

Council Tax Band

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 Lauren Birch or Holly Peers 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

Services

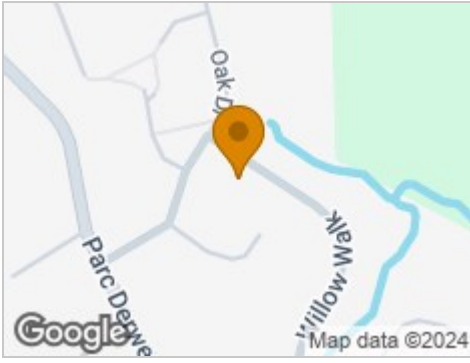
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.



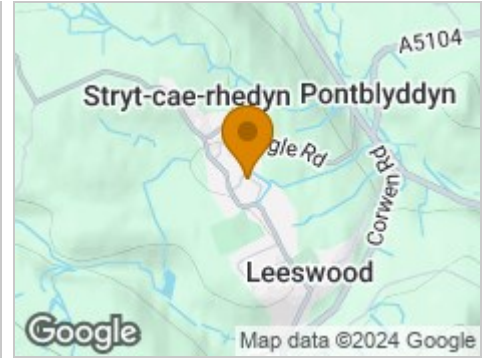
Road Map



Hybrid Map



Terrain Map



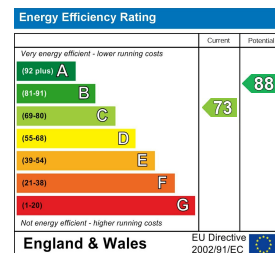
Floor Plan



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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