



7 Llys Nercwys

Mold, CH7 1HR

£320,000



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Accommodation Comprises

The property is approached via a well-maintained tarmac driveway, offering off-road parking for up to three vehicles and leading directly to the front entrance.

Upvc door with frosted glass panel leads into:

Kitchen/Breakfast Room

The generously sized kitchen is thoughtfully designed, split into two distinct sections that create an open-plan feel while cleverly maintaining the sense of two separate rooms. It features an array of high-quality soft-close wall, base, and drawer units, all topped with sleek granite-effect work surfaces, including a matching breakfast bar. The kitchen is equipped with a composite sink and drainer unit with a modern mixer tap, and integrated appliances such as an 'Indesit' separate oven and grill, microwave, five-ring gas hob with an extractor hood, dishwasher, and washing machine. Additional features include splashback tiling, a double-glazed window to the side elevation, a frosted window at the rear, a double panel radiator, and stylish wood-effect parquet-style tiled flooring. A built-in larder-style storage cupboard offers extra convenience, while recessed spotlights provide a bright and contemporary atmosphere.

Door leading to the inner hallway and door leading into:

Bedroom One

A stylish double bedroom with a striking wood-panelled accent wall, walk in wardrobe fitted with hanging rails and shelving offering an abundance of storage, double glazed window to the rear elevation, double panel radiator, T.V aerial socket, recessed spotlights and a discreet cupboard housing the electric fuse box for convenience.

Inner Hallway

Providing access to all further accommodation with two storage cupboard both housing integrated shelving and hanging rail, loft access point and recessed spotlights.

Family Room

A well designed family room offering generous space for family entertaining with double glazed windows to the rear elevation set on dwarf brick walls with double glazed Upvc patio doors leading to the rear garden, vaulted ceiling, two double panel radiators, T.V aerial socket, wood effect laminate flooring, recessed spotlights and two double glazed skylights.

Bedroom Two

Double bedroom with double glazed window to the rear elevation, double panel radiator and T.V aerial socket.

Bedroom Three

Double bedroom with double glazed window to the rear elevation, double panel radiator and T.V aerial socket.

Family Bathroom

The bathroom is equipped with a contemporary three-piece suite, featuring a panelled bath with a mains shower attachment and privacy screen, a close-coupled low flush W.C. complements a matching sink unit with stylish vanity storage beneath. The space boasts fully tiled walls and tiled flooring for easy maintenance, along with a heated towel rail. Additional amenities include a textured ceiling, an extractor fan for ventilation, and a frosted double-glazed window to the side elevation, allowing natural light while maintaining privacy.

Living Room

A large family living room which boasts a large double glazed window to the front elevation allowing ample light to flood into the room, two double panel radiators, T.V aerial socket, Telephone point, textured and coved ceiling.

Door leads into:

Bedroom Four/ Office

A versatile room which could be utilised as a fourth bedroom, office or playroom featuring double-glazed windows on both the front and side elevations, allowing ample natural light to brighten the space, double panel radiator, coved ceiling, recessed spotlights and stylish wall panelling further elevates the room's appeal, making it a welcoming and functional area for any purpose.

Outside

The property is accessed via a well-maintained tarmac driveway, providing off-road parking for multiple vehicles and leading to the inviting front entrance. Adjacent to the driveway, a beautifully landscaped garden, predominantly laid to lawn, enhances the property's curb appeal. A wooden gate offers access to the side of the property, which leads to the meticulously designed rear garden, featuring a charming cottage-style layout. This garden combines areas of lush lawn with a gravel pathway, adorned with wooden flat arches that guide you to various gravel patio spaces, perfect for outdoor dining and relaxation. A wooden decked area accommodates a shed, adding practicality to the outdoor space. Additional amenities include

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outdoor lighting, a wall-mounted washing line, and convenient outdoor tap facilities, making this garden a functional and delightful retreat.

EPC Rating D

Council Tax Band E

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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



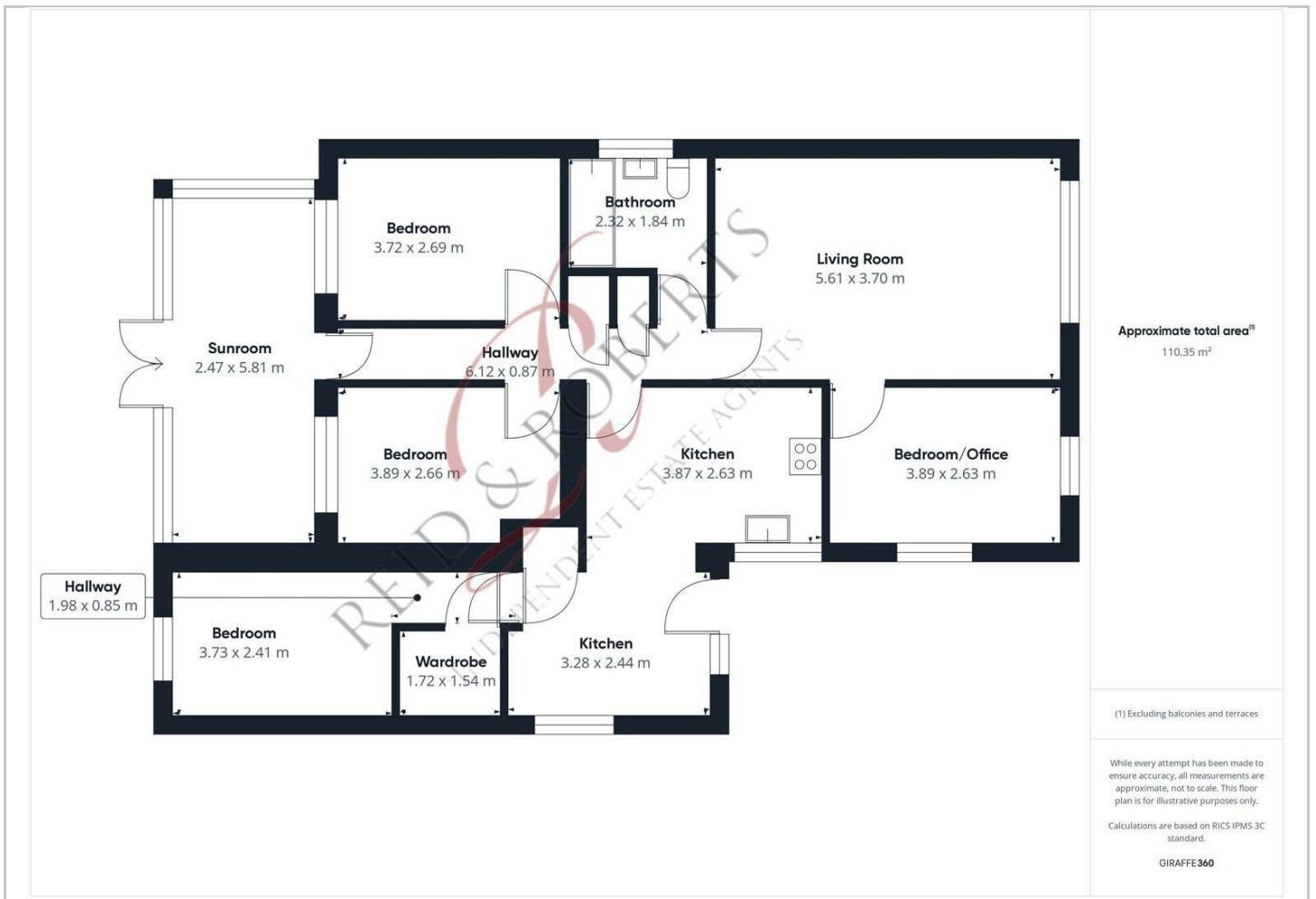
Hybrid Map



Terrain Map



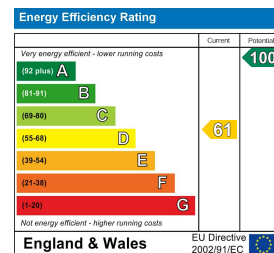
Floor Plan



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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