



1 Mercia Drive

Mynydd Isa, Mold, CH7 6UH

O.I.R.O £280,000



1 Mercia Drive

Mynydd Isa, Mold, CH7 6UH

O.I.R.O £280,000



Accommodation Comprises

A paved pathway leads to the UPVC frosted door, framed by a charming pergola archway.

Entrance Hallway

Step into the welcoming reception hallway, a bright and functional entrance, the space benefits from a double-panelled radiator, textured ceiling, and convenient loft access. The UPVC front door enhances both style and security, while a storage cupboard with shelving and space for coats and storage of household appliances.

Lounge

The heart of the home is the spacious and bright lounge, a perfect place to relax and unwind. This airy room boasts a UPVC double-glazed window to the front elevation, allowing natural light to flood in, alongside a sliding UPVC door that opens to the patio—ideal for indoor-outdoor living. A double-panel radiator ensures comfort, while the space is thoughtfully equipped with an aerial socket and phone point for modern connectivity. A charming gas-lit fire with a marble hearth and brick surround creates a cozy focal point, adding warmth and character to this inviting living area.

Dining Room

Accessed from the lounge through a charming feature archway, the dining room is a bright and versatile space. It features a UPVC double-glazed window to the side elevation, filling the room with natural light. A double-panel radiator ensures year-round comfort, while the textured ceiling adds a touch of character. This room also provides convenient access to the kitchen, making it perfect for both everyday dining and entertaining.

Kitchen

The kitchen is both practical and stylish, featuring a range of wall and base units with granite-effect worktops that provide ample storage and workspace. A stainless steel sink unit with a one-bowl design and mixer tap adds functionality, while space is available for either a fridge and freezer or an under-counter fridge. The kitchen also benefits from an electric hob, a built-in eye-level electric oven, and voids with plumbing for a washing machine and dishwasher.

Finishing touches include splashback tiling, wood-effect laminate flooring, a double-panel radiator, an aerial socket, and recessed spotlights that enhance the space. A UPVC double-glazed window to the rear elevation allows natural light to brighten the room, while the partly textured ceiling adds subtle character. This kitchen offers everything you need for comfortable and efficient daily living.

Bedroom One

Bedroom One is a spacious, bright, and airy room, offering plenty of versatility. It features large UPVC double-glazed windows to both the front and side elevations, allowing natural light to fill the space. A double-panel radiator ensures comfort, while the textured ceiling and ceiling light point add a touch of character. Accessed via a sliding door, this room provides the perfect retreat for relaxation.

Bedroom Two

Bedroom Two is another bright and welcoming space, featuring a UPVC double-glazed window to the front elevation that allows for plenty of natural light. The room includes a double-panel radiator for added comfort, along with an aerial socket and phone point for connectivity. A textured ceiling with a ceiling light point adds charm to this versatile room, making it suitable for various uses.

Bedroom Three

Bedroom Three is a cozy and tranquil space, featuring a UPVC double-glazed window to the side elevation that allows natural light to brighten the room. The room is comfortably heated by a double-panel radiator, and a ceiling light point provides ample illumination. This room offers a versatile space, ideal for use as a bedroom, office, or guest room.

Bathroom

The bathroom is a luxurious four-piece suite, featuring a bath with taps over, along with a corner shower cubicle equipped with an electric shower attachment. The suite also includes a low flush WC and a sink within a vanity unit for added storage and convenience. The room is finished with fully tiled walls and tiled flooring, creating a sleek and modern look. A UPVC double-glazed frosted window to the side elevation provides privacy and natural light, while the heated towel rail ensures warmth and comfort. An extractor fan adds practicality, maintaining airflow and ventilation.

Garden

The garden is undoubtedly the standout feature of this property and a true selling point. This beautifully maintained wraparound garden offers a peaceful and expansive outdoor retreat. It features two driveways and a garage with electric up and over door, with the majority of the garden laid to lawn, complemented by an array of shrubs and bushes that create a lush, private space. A charming patio area provides the perfect spot for alfresco dining and entertaining, while a large vegetable patch with multiple greenhouses and shed offers potential for gardening enthusiasts. To the rear of the property, a private rear lawn area completes this stunning outdoor sanctuary.

Tel: 01352 700070

ideal for relaxation or enjoying family time in a serene setting. The garden is bound by newly installed panelled fencing to each boundary.

Garage

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

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



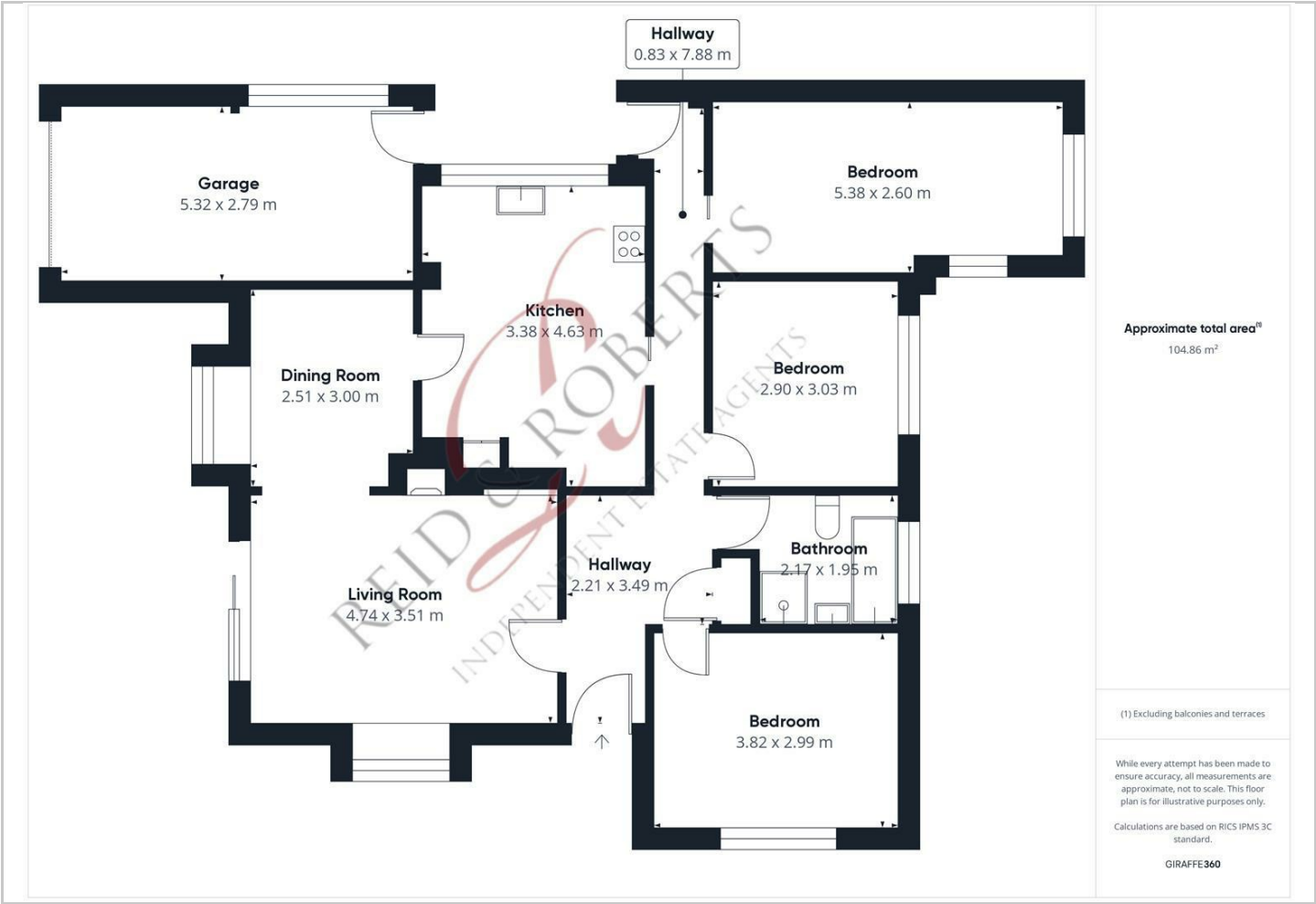
Hybrid Map



Terrain Map



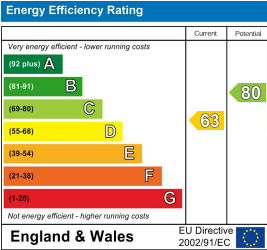
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.