



15 The Woodlands Chester Road

Dobshill, Deeside, CH5 3NA

Offers In The Region Of £175,000



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Accommodation Comprises

The property is approached via a charming wrought iron gate leading onto a paved patio-style forecourt, offering a welcoming first impression. Steps rise to the main entrance, where a composite door with frosted glass inset opens into the reception hallway.

Entrance Hallway

The entrance hallway is bright and inviting, engineered wood wooden flooring, a double panelled radiator, and textured ceiling with a central light point. Stairs rise to the first floor, and a door leads directly into the main living space.

Lounge

A generously proportioned reception room enjoying excellent natural light via a large UPVC bay window to the front elevation, complete with leaded pane top openers. The room benefits from a double panelled radiator, TV aerial and power points, as well as a textured and coved ceiling. A door opens to an extensive under stairs storage cupboard, which is of excellent size and offers potential for conversion into a ground floor WC. The cupboard also houses a radiator and features a sloped ceiling, adding useful and adaptable storage options.

Kitchen/Dining Room

To the rear of the property is a well-appointed kitchen, comprising a range of wall, base, and drawer units some with glass-fronted display cabinets for decorative storage and open shelving. Granite-effect worktops provide ample surface space, and there is void and plumbing for a washing machine, voids for both fridge and freezer, as well as space for an electric cooker with oven and hob. Additional features include a one-and-a-half bowl sink unit with mixer tap and drainer, tiled-effect vinyl flooring, splashback tiling, and two central ceiling light points. Natural light is drawn in from both a UPVC double glazed window and frosted UPVC rear door, which provides access to the rear garden. A further frosted UPVC window adds additional brightness, and the room also houses the Ideal Combi Boiler.

Stairs From Hallway Rise To

Landing

The landing provides access to the loft via hatch and benefits from a UPVC frosted window to the side elevation, along with a central ceiling light point.

Bedroom One

A well-proportioned double bedroom featuring UPVC double glazed windows to the front elevation with fitted Venetian blinds, engineered wooden flooring, textured ceiling, central light point, and a double panelled radiator.

Bedroom Two

Also a comfortable double room, this space overlooks the rear garden via a UPVC double glazed window, again with fitted Venetian blinds. The room features matching flooring to bedroom one, a double panelled radiator, and a central ceiling light point.

Bathroom

The bathroom has been stylishly refitted and comprises a modern three-piece suite, including a P-shaped panelled bath with main-fed rainfall shower and handheld attachment, low flush WC, and wash hand basin. Finished with tile-effect flooring, splashback tiling, a heated towel rail, and a frosted UPVC window to the rear elevation with a top opener and fitted Venetian blind. The bathroom also includes an extractor fan and a recessed spotlight.

Outside

The rear garden is particularly impressive in size and privacy, featuring a paved patio, lawned section, and a decorative gravelled area. A striking feature is the brick-built ornamental well, which adds character to the space. The garden is bordered by a range of mature shrubs, trees, and bushes, offering excellent seclusion and a peaceful outdoor setting. Side access leads to the front of the property via a paved pathway and wrought iron gate.

EPC Rating G

Council Tax Band C

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Tel: 01352 700070

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

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MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

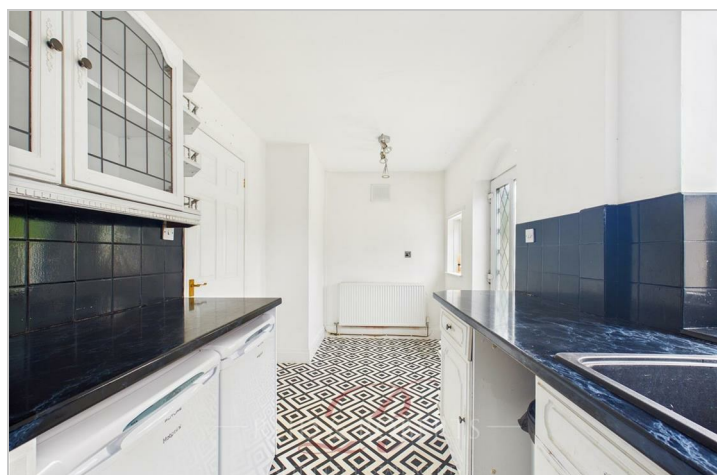
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

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Road Map



Hybrid Map



Terrain Map



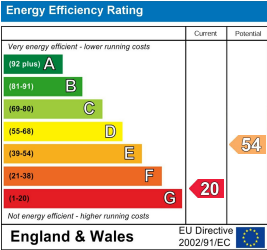
Floor Plan



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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