



127 Willow Park Gladstone Way

Mancot, Deeside, CH5 2TZ

£100,000



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Lounge

A spacious full-width reception room with laminate wood-effect flooring, coved and textured ceiling, and two large bay-style UPVC double-glazed windows with newly fitted panes. There is a matching UPVC stable-style door providing a second entrance, wall lights, and panelled walls. The feature TV unit houses an electric fire, creating a warm and welcoming focal point.

Kitchen

Accessed via a UPVC double-glazed stable-style door with frosted inset glass. The kitchen offers a range of wall and base units with granite-effect worktops, a stainless steel sink with drainer and mixer tap, space for an electric oven with extractor over, and plumbing for a washing machine. There is also space for both a freestanding fridge freezer and an undercounter fridge. Vinyl flooring, double panel radiator, central ceiling light point, and UPVC double-glazed window to the side elevation.

Hallway

Central ceiling light point and access to the master bedroom and bathroom.

Bathroom

Recently refitted with a new three-piece suite comprising a double walk-in shower with rainfall and handheld showerheads, a vanity unit with wash basin and mixer tap, and a low flush WC. UPVC panelled walls, new vinyl flooring, frosted UPVC double-glazed window with top opener, and built-in shelving for additional storage.

Bedroom One

Generous double bedroom featuring a fitted

wardrobe with mirrored sliding doors, hanging rails and shelving, a single panel radiator, and a UPVC double-glazed window with side opener. There is also a storage cupboard housing the combination boiler, which was recently serviced.

Bedroom Two

Accessed directly from the kitchen, featuring a single panel radiator, central ceiling light point, and UPVC double-glazed window to the rear elevation with side opener.

Outside

Set on a generous private plot with two separate low-maintenance garden areas, both laid with decorative gravel and paved seating spaces. There are two sheds providing useful storage, a covered UPVC veranda with decking, and multiple gates giving access to various sections of the garden. The driveway provides off-road parking for two to three cars. The entire plot is enclosed with secure fencing, surrounded by mature trees and shrubs for added privacy.

Ground Rent is £263 PCM

Includes Water Rates and Sewerage.

COUNCIL TAX BAND - A

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MISDESCRIPTION ACT

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LOANS

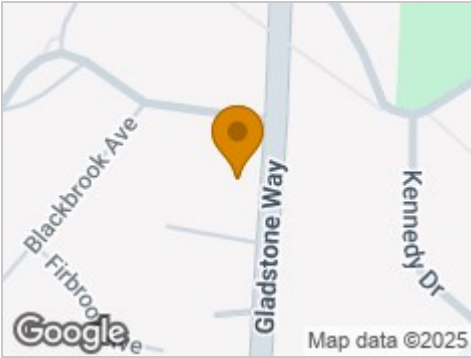
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Road Map



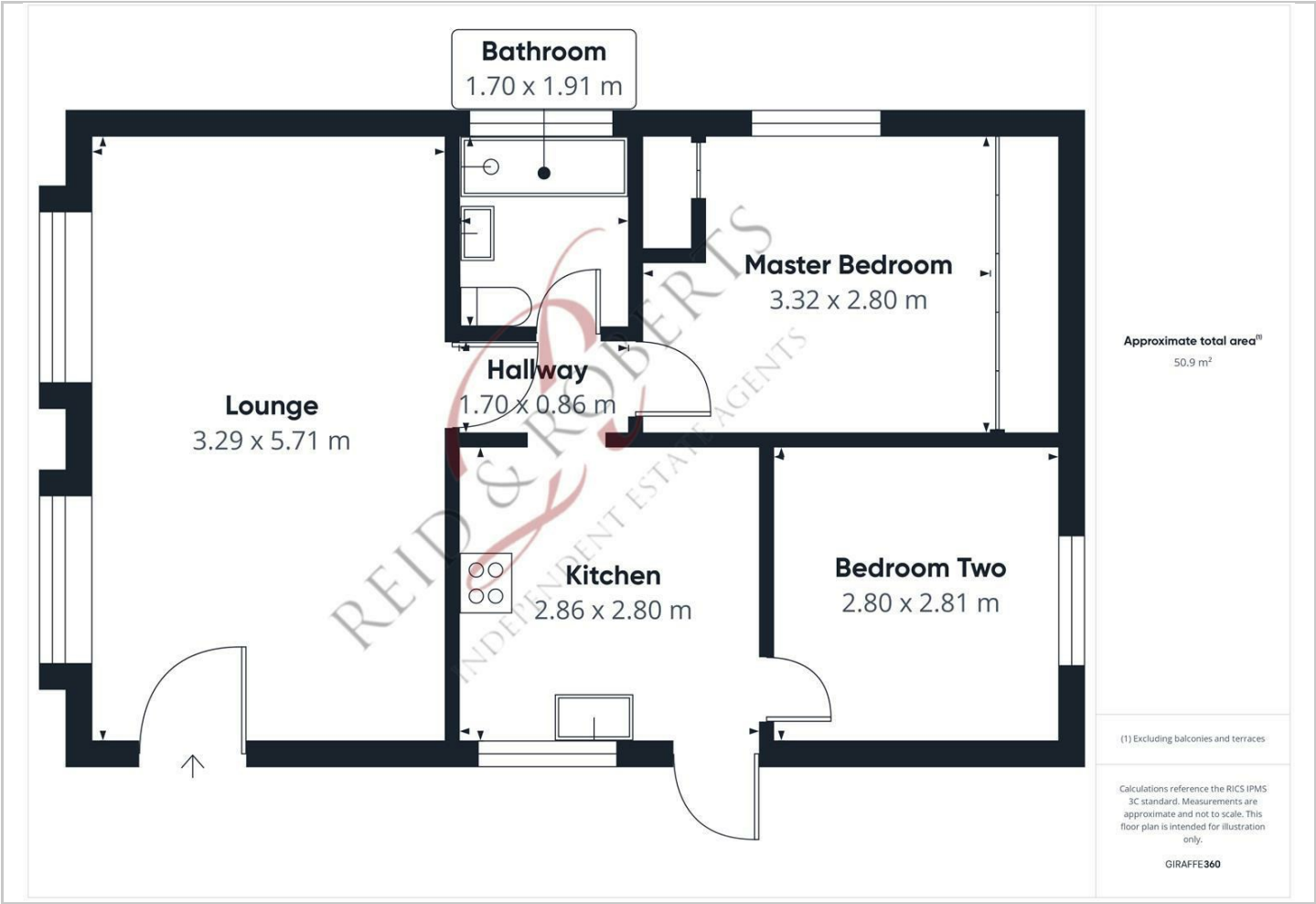
Hybrid Map



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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