



20 Llys Nercwys

Mold, CH7 1HR

Offers Over £290,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully maintained Three-Bedroom Detached home to the market. This charming property expertly combines modern features with timeless character, offering the perfect setting for comfortable, stylish family living. Situated in the heart of Mold town, this home provides a wonderful balance of space and functionality, ideal for both everyday living and entertaining.

The property, in brief, comprises: an Inviting Entrance Porch, a Spacious Reception Hallway, a Generous Lounge open-plan to the Dining Room, a modern Kitchen, and a well-appointed Newly Fitted Modern Family Bathroom. The master bedroom benefits from a modern fitted En-suite for added convenience. The living areas are filled with natural light, creating a welcoming atmosphere throughout. The property benefits from Fibre optic internet.

Externally, the property boasts a private south-west facing garden, offering a peaceful outdoor space to enjoy sunny afternoons. Patio doors from the Lounge and Dining Room open into the garden, providing seamless indoor-outdoor living. The detached garage and driveway offer ample off-road parking, adding to the property's appeal.

With its prime location, well-proportioned rooms, and stunning outdoor space, this detached home truly offers the best of modern living in a charming setting.

The historic market town of Mold offers many amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities both Welsh and English Medium schools for all ages and the Theatre Clwyd. The A55 is also within easy reach making the main towns and centres of employment throughout North Wales and the North West Regions easily accessible.

Accommodation Comprises

As you approach the property, a paved pathway leads to Upvc wood effect door with double-glazed frosted panels, enhanced by a overhead porch with decorative hanging baskets and security lights creating a welcoming entrance.

Entrance Hallway

This welcoming hallway is the perfect introduction to the home, boasting a bright and airy atmosphere. With a Upvc door with frosted decorative glass insets, panelled radiator, coved ceiling and ceiling light point. A wooden staircase rises to the first floor.

Lounge

This bright lounge features double-glazed bay windows on the front elevation, filling the room with natural light. It has a double-panelled radiator for warmth, along with an aerial socket and phone point. The room also includes a textured ceiling and a cosy gas fire with a marble-effect inset and metal hearth. The wooden mantel adds a classic touch to the space.

Dining Room

The spacious dining room features double-glazed French doors to the rear, providing easy access to the outdoor space and allowing natural light to flood the room. It is fitted with a single-panelled radiator for warmth, and the textured ceiling with coving adds a touch of character. An archway opening leads into the adjoining rooms, enhancing the flow of the layout.

Kitchen

This well-appointed kitchen boasts double-glazed windows to the rear, letting in natural light. It features a double-paneled radiator and a textured ceiling. The kitchen is equipped with a range of soft-close wall and base units, complemented by granite-effect worktops for a modern finish. A stainless-steel sink unit enhances functionality, alongside integrated appliances including a washing machine, eye-level microwave, and induction hob. The under-stairs area houses a 'Baxi' boiler, maximising space efficiency.

First Floor Accommodation

Landing

Double glazed frosted UPVC window to the side elevation, coved ceiling, smoke alarm and loft hatch access to loft which is fully boarded with fitted shelving ideal for storage space, doors leading to:

Bedroom One

This comfortable bedroom features double-glazed windows on the front elevation, providing plenty of natural light. It includes a single-panelled radiator, textured ceiling and ceiling light point.

En-suite

This modern en-suite features a double-glazed frosted window to the side elevation for privacy and natural light. It includes a heated towel rail and fully tiled walls for a sleek and practical finish. The wood-effect laminate flooring adds warmth, while the UPVC paneled ceiling with recessed spotlights provides a contemporary touch. The suite comprises a low-flush W.C. set in a vanity sink unit, and a shower cubicle with a glass door, equipped with a mains-heated shower featuring both a standard shower head and a luxurious waterfall attachment.

Bedroom Two

This delightful bedroom features double-glazed windows to the rear elevation with top and side openers, offering flexibility for ventilation. The room also has single panelled radiator and textured ceiling. The room offers lovely views of the private rear garden

Bedroom Three

Currently utilised as an office space, the room offers flexibility it includes double-glazed windows on the rear elevation, allowing for natural light and views of the outdoor space, single-panelled radiator and a coved ceiling.

Bathroom

This stylish bathroom features double-glazed frosted windows on the front elevation, offering privacy and natural light. It is equipped with a heated towel rail and wood-effect laminate flooring for a modern and practical finish. The suite includes a low-flush W.C. and a floating sink set in a vanity unit with feature LED lighting. Marble-effect tiles create a sleek, contemporary look, complemented by an LED smart mirror with touch control. The recessed lighting and UPVC paneled ceiling enhance the room's clean and modern design.

Outside

The South - West facing garden offers a wonderful outdoor space with plenty of potential. Featuring a charming stone built raised area perfect for creating a

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garden focal point with a trellis climbing with greenery its an ideal spot for relaxing in the sun. The patio provides a low maintenance area for outdoor dining while the secure fencing and gated access ensures privacy and safety. To the rear of the garden you will find a lawned area with trees and shrubbery to the borders creating a private retreat with a seamless blend back into the property via the patio doors.

Garage

Up and Over door, light and power. External courtesy lighting.

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

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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

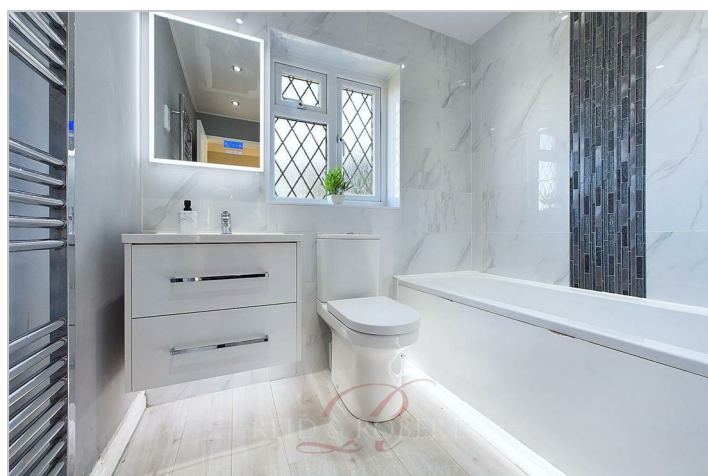
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



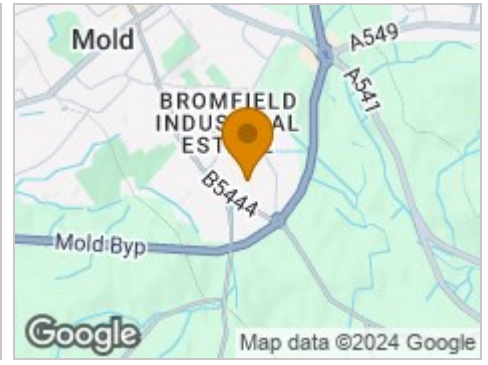
Road Map



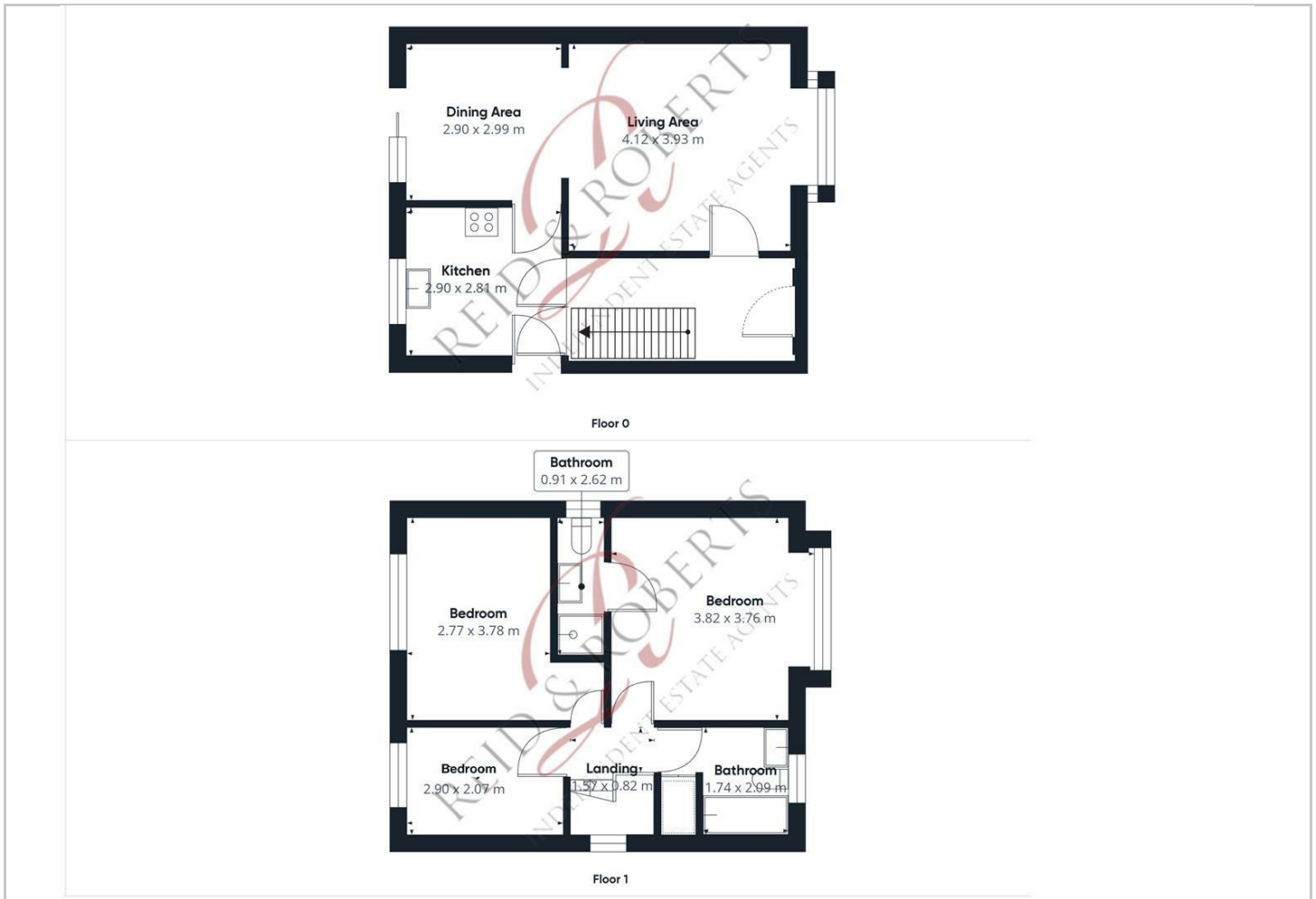
Hybrid Map



Terrain Map



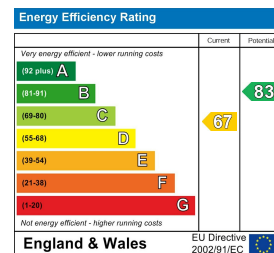
Floor Plan



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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