



## 2 Ffordd Gwern, Mold

Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

In Excess of **£220,000**



## 2 Ffordd Gwern

Mold, Mold

Council Tax band: D

Tenure: Freehold

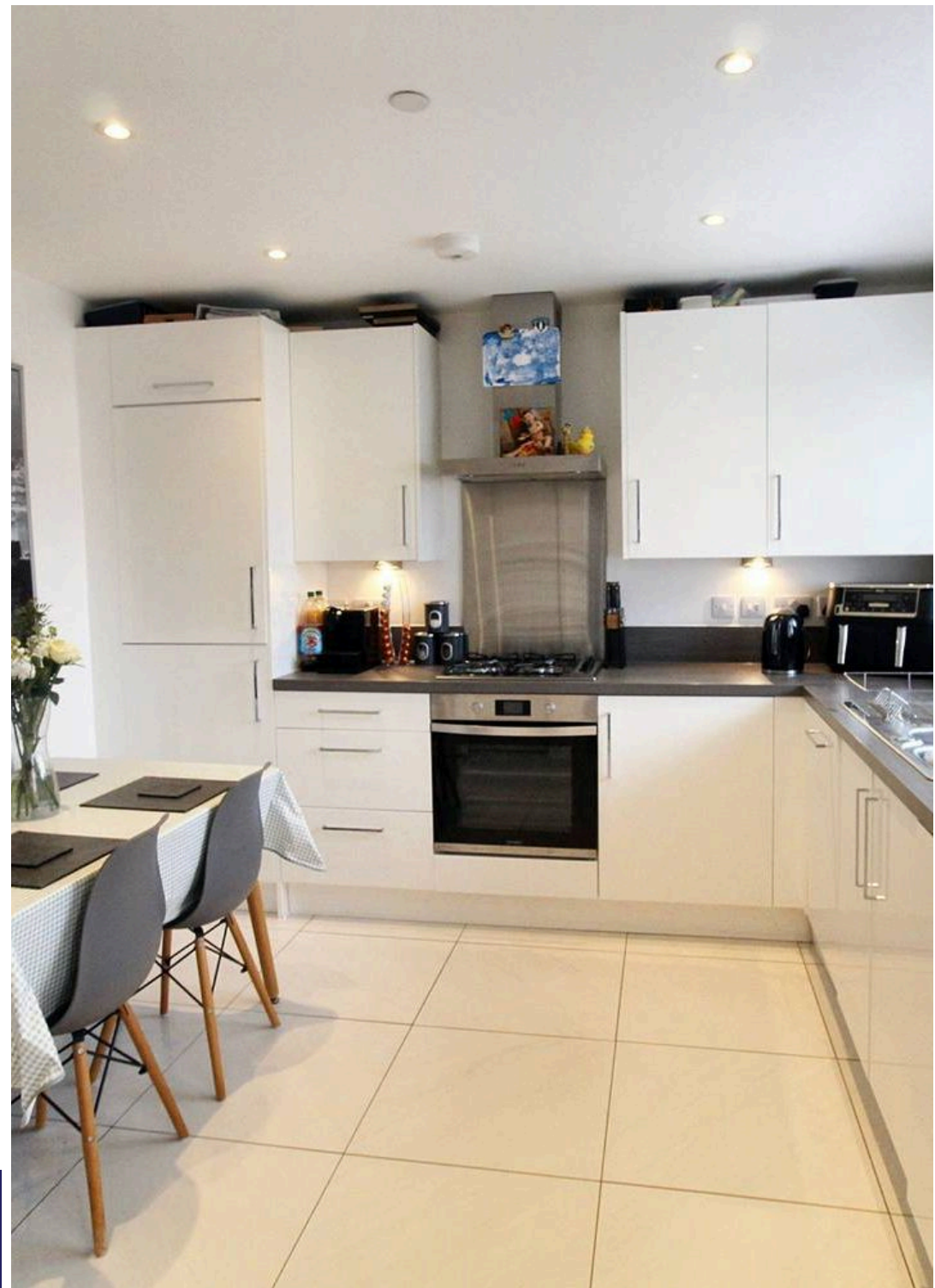
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- EV CAR CHARGE POINT AND DRIVEWAY
- QUIET RESIDENTIAL ESTATE
- BUILT 2020
- PERFECT FIRST HOME
- EASY ACCESS TO MOLD TOWN CENTRE
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL AND MANCHESTER
- MODERN HOME IN LOVELY CONDITION

  
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**Entrance Hallway**

Wood laminate floor, wall mounted radiator, wider than average stairs to the first floor with pre set power for \ stair lift, wooden door opening to the lounge

**Lounge**

16' 2" x 12' 6" (4.93m x 3.81m)

PVC double glazed box bay window to the front aspect, wood laminate floor, door to understairs storage cupboard, wall mounted radiator, wooden door opening to the kitchen/diner

**Kitchen/Diner**

14' 5" x 10' 6" (4.39m x 3.20m)

A modern range of stylish wall, drawer and base units, quality worktop with matching splashbacks, integrated dishwasher and washing machine, integrated fridge freezer, inset gas hob with oven under and extractor over. Tiled floor, PVC double glazed window to the rear, PVC double glazed door opening to the rear garden, wooden door opening to the downstairs bathroom

**Downstairs Bathroom**

A modern suite comprising a close coupled WC and pedestal wash hand basin, wall mounted radiator, obscured PVC double glazed window to the side aspect

**First Floor Landing**

PVC double glazed window to the side, wooden doors to bedrooms and bathroom, wall mounted radiator, access to roof space





**Bedroom One**

15' 5" x 10' 7" (4.70m x 3.23m)

Two PVC double glazed windows to the front aspect, wall mounted radiator, over stairs storage cupboard

**Bedroom Two**

13' 4" x 8' 4" (4.06m x 2.54m)

PVC double glazed window to the rear aspect, wall mounted radiator

**Family Bathroom**

A modern suite comprising a panelled bath with shower over, pedestal wash hand basin and close coupled WC, wall mounted radiator, part tiled walls and tiled floor







### **FRONT GARDEN**

A garden laid to lawn with paved pathway leading to a composite door which opens to the entrance hallway

### **REAR GARDEN**

A beautifully landscaped low maintenance south facing garden, with a split level lawned areas, wood bark play area, patio area and timber fencing surround, gate leading to the front aspect, outside tap, timber storage shed

### **DRIVEWAY**

2 Parking Spaces

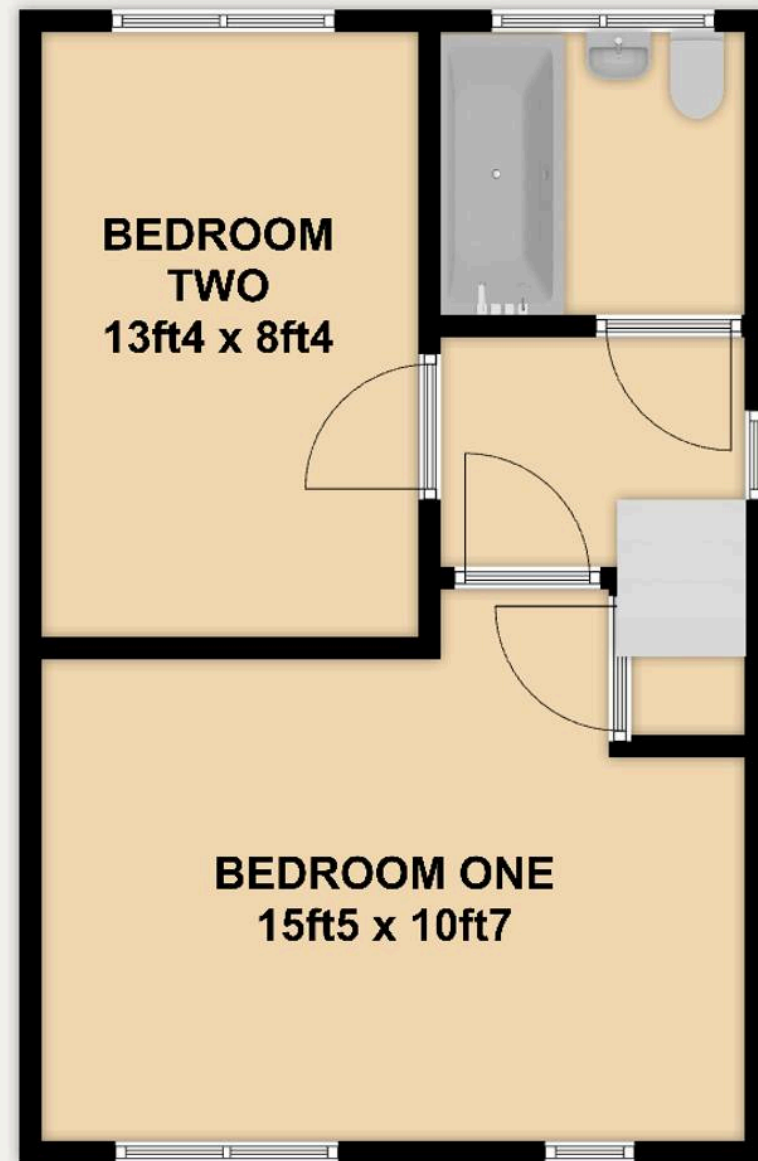
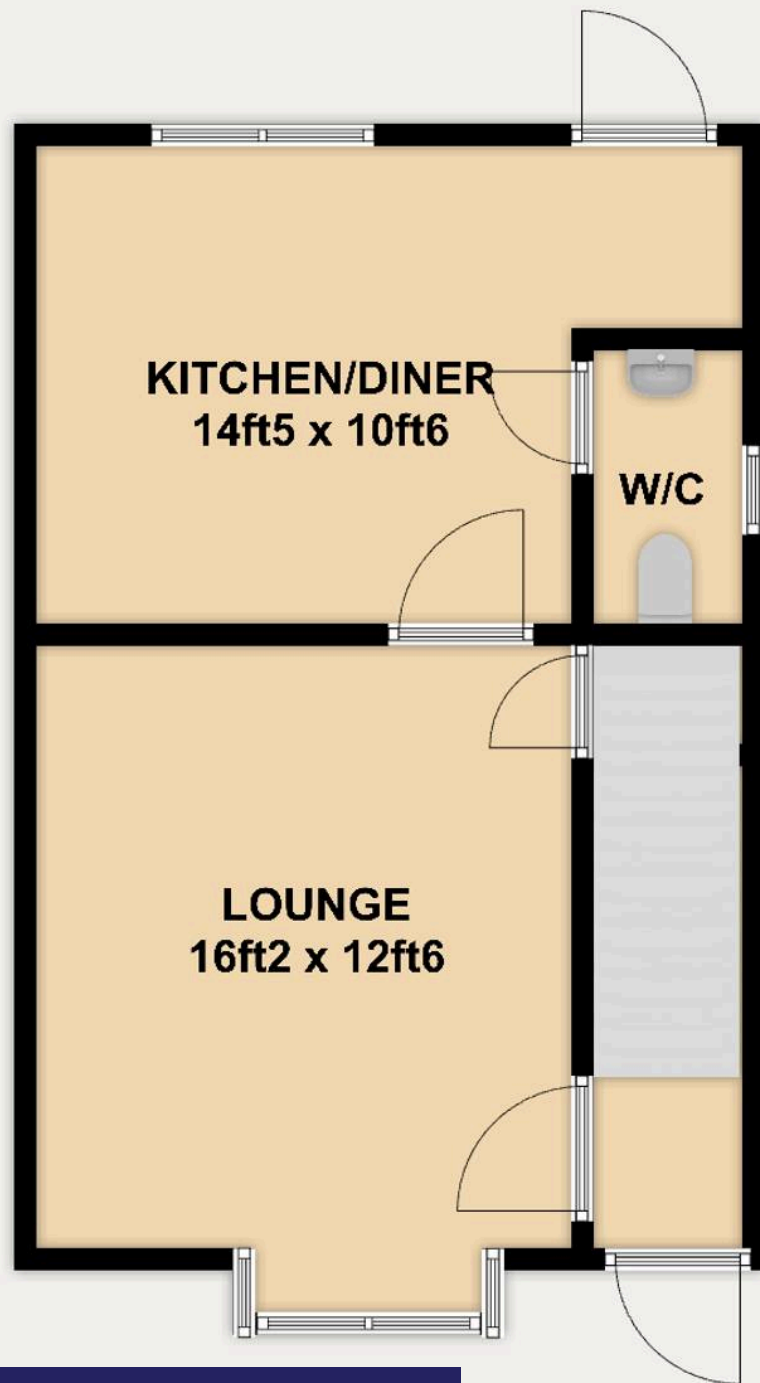
A large driveway offering off road parking for 2 - 3 vehicles with a wall mounted EV car charge point













# SWAIN HENNESSEY

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To arrange a viewing, please contact

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or

Amy Hennessey on 07926 488 159  
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Have a property to sell? please contact us to arrange a free, no obligation sales appraisal of your home

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