



Offers in the region of £179,950

 3 Bedrooms

 1 Bathroom

19 Rhodfa Helyg, Leeswood,  
Mold CH7 4UJ

# 19, Rhodfa Helyg, Leeswood, Mold CH7 4UJ

## General Remarks

This semi-detached property was constructed in 1977 and comprises a PVCu porch extension; lounge with oak finished flooring extending through to the dining room with patio doors to the rear garden; kitchen with free-standing gas cooker, upright fridge freezer and direct access to the 19' x 10'8" over-sized garage; landing to three bedrooms and a fully tiled white bathroom. The house has PVCu double glazing, cavity wall insulation and gas heating effected by a "Worcester" boiler installed in 2020. The large open plan front and side gardens offer potential for extension (subject to planning permission). This is an ideal opportunity for families seeking additional living space to adapt the home to their needs. The rear garden is also grassed and safely enclosed. NO ONGOING CHAIN.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location:** The property forms one of a now established residential area close to the centre of the village which lies off the A5104 Pontblyddyn to Corwen road approximately four miles from Mold and nine miles from Wrexham. The village provides a range of amenities including a Convenience Store, Doctors Surgery and Primary School.

**Constructed** of insulated brick-faced external cavity walls beneath a pitched tile-clad roof.

## Accommodation

### On The Ground Floor:

**Enclosed Porch:** 6' 7" x 4' 3" (2.01m x 1.29m) Of PVCu framed double glazed construction with a security-style entrance door. Ceramic tiled floor. Part double glazed PVCu framed door to:

**Lounge:** 14' 6" x 13' 5" (4.42m x 4.09m) including staircase leading off. Two radiators. Single and double power points. Open Reach telephone point. Central heating control unit. Oak finished flooring. Opening to:

**Dining Room:** 9' 0" x 7' 6" (2.74m x 2.28m) Sliding PVCu framed double glazed patio doors to the rear garden. Radiator. Two single power points. Oak finished flooring.

**Kitchen:** 9' 1" x 6' 9" (2.77m x 2.06m) Fitted grey toned laminate fronted single drainer stainless steel sink unit with adjoining corner base cabinet. Tall larder cupboard. Three-doored suspended wall cabinets. Radiator. Free-standing "Canon" gas cooker. Upright "Frigidaire" fridge/freezer. Electric cooker point. Two single power points. Radiator. Personal PVCu door to Garage.

### On The First Floor:

**Landing:** 10' 2" x 5' 8" (3.10m x 1.73m) Loft access-point. Linen cupboard with radiator over stairs. Single power point.

**Bedroom 1:** 12' 1" x 8' 8" (3.68m x 2.64m) Radiator. Two single power points.

**Bedroom 2:** 10' 9" x 8' 8" (3.27m x 2.64m) Radiator. Two single power points.

**Bedroom 3:** 5' 11" x 5' 4" (1.80m x 1.62m) Radiator. Double power point.

**Bathroom:** 6' 0" x 5' 7" (1.83m x 1.70m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled w.c. Fully tiled walls. Radiator.

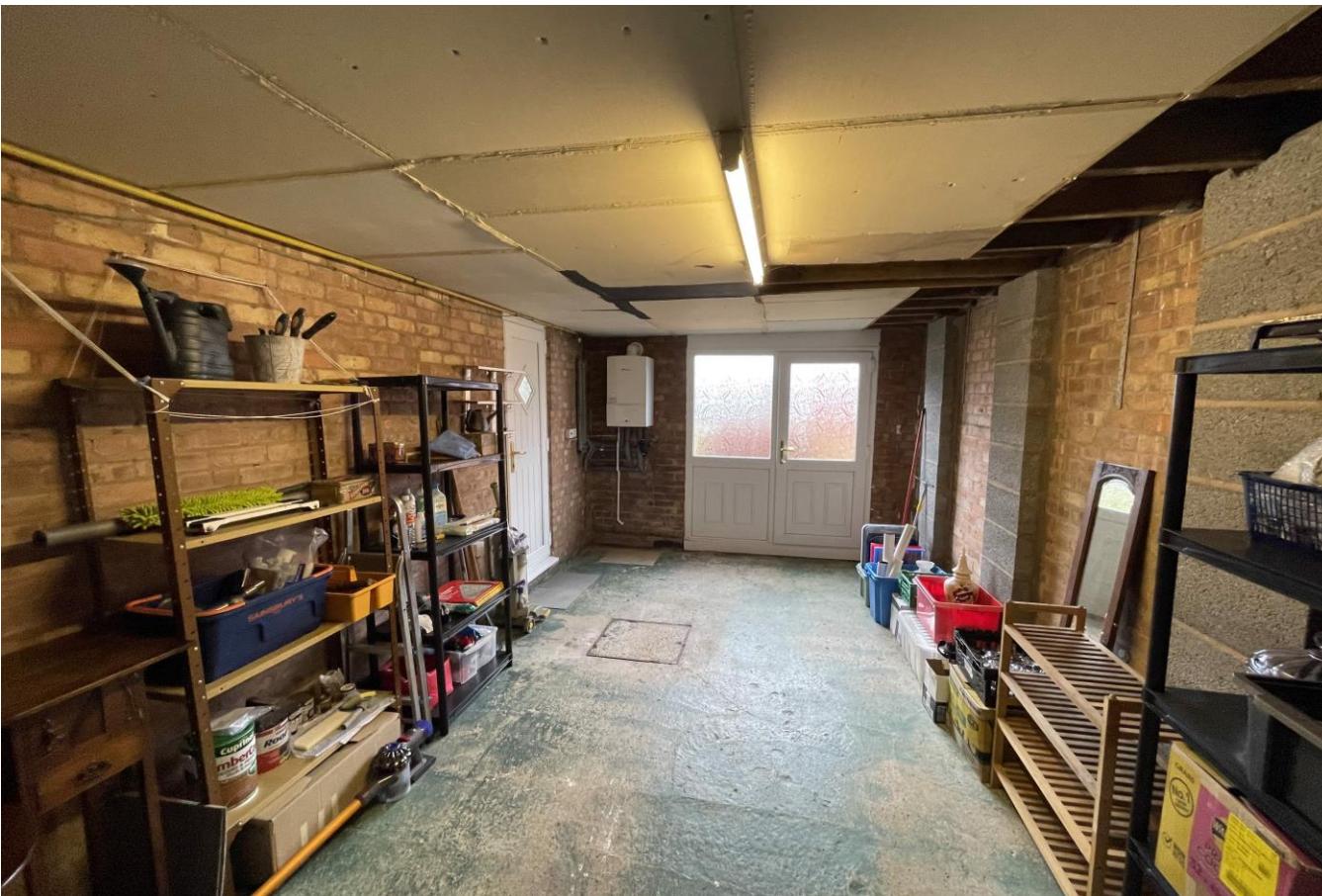
**Outside:** A strip concreted drive leads to the attached Garage 19'2" x 10'8" (5.84m x 3.25m) fitted with a metal up and over door, gas and electricity meters, wall mounted "Worcester" combination gas-fired central heating boiler and rear part double glazed PVCu framed external door with matching side reveal. Open plan lawned front and side gardens with specimen shrubs. Enclosed grassed rear garden.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the garage and which was installed in September 2020. The property is wired for a BT telephone system.









**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**EPC:** EPC Rating - 71|C.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation use the post code CH7 4UJ. Although not the most direct route, from Wrexham take the A541 Mold Road to Pontblyddyn. Turn left onto the A5104 signposted Corwen. Continue for approximately two miles until turning right signposted Leeswood. At the brow of the hill bear right then continue for about half a mile until eventually turning right onto Rhodfa Helyg a short distance after passing the Community Centre on the left. No. 19 will then be seen after about 50 yards on the left.

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