

Norwood, Mold Road, Cefn Y Bedd, Wrexham, LL12 9UL
Offers Over £280,000 MW46248



DESCRIPTION: Situated in a popular and sought-after location is this mature 3 bedroom detached family home which has generous size well presented family living accommodation to briefly comprise entrance hall, lounge, modern fitted kitchen/diner with integrated appliances, rear porch/utility room and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are good size gardens, ample off-road parking and a detached garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the popular and convenient location.
FREEHOLD. COUNCIL TAX BAND F.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

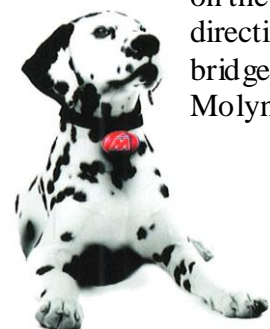
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right-hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, continue through Gwersyllt and on into Cefn Y Bedd passing under the railway bridge and the property will be noted in a short distance on the right hand side via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought-after location, being easily accessible to village amenities in Caergwrle with a range of shops for everyday needs, highly regarded primary and secondary schools including Castell Alun High School, good public transport with the train station being within walking distance, and there are good road links to the town centres of Mold/Wrexham, and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Under stairs storage. Stairs rising to first floor. Open plan to kitchen/diner. Exposed floorboards. Composite front entrance door.



LOUNGE: 12' 9" x 10' 9" (3.89m x 3.28m) Panelled radiator. Fitted feature fireplace with timber surround and inset log burner set on a tiled plinth. Display shelving. Exposed floorboards. Bay window to front elevation.



KITCHEN/DINER: 27' 7" x 12' 2" (8.41m x 3.71m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces and breakfast bar with inset Belfast style sink and with splash back tiling and integrated appliances to include hob, extractor hood and double oven. Space for American style fridge. Feature brick fireplace with inset log burner set on a tiled plinth. Inset ceiling lighting. Bi folding doors leading to rear garden. Exposed floor boards to dining area. Slate tiled floor to kitchen.



REAR PORCH/UTILITY ROOM: Plumbing for automatic washing machine. Wall mounted gas heating boiler. Fitted low level wc. Stable style rear entrance door.

STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 12' 9" x 10' 9" (3.89m x 3.28m) Panelled radiator. Bay window to front elevation.



BEDROOM 2: 12' 4" x 12' 3" (3.76m x 3.73m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 7' 8" x 6' 8" (2.34m x 2.03m) Panelled radiator. Window to front elevation.



BATHROOM: Heated towel rail. Under floor heating. Fitted 4-piece white suite comprising wc, wash hand basin set in vanity unit, panelled bath with mixer taps and shower enclosure with fitted shower. Tiled walls. Tiled floor. Inset ceiling lighting.



OUTSIDE: To the front of the property there is a tarmac drive providing ample off-road parking which extends to the side leading to the detached garage with roller shutter door and power and lighting laid on. There is a gated access leading to the rear enclosed gardens which are generous in size and comprise a decked seating area with steps leading down to a paved patio area and lawned gardens. Door leading to the cellar (16'3 X 7'8) providing useful storage. Log store. Outside lighting.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.


Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
Norwood, Mold 7 2EF.



