



2 Y Gerddi

, Mostyn, CH8 9PD

Offers Over £130,000



Nestled within the quaint village of Mostyn, this inviting Three Bedroom Semi-Detached property presents a prime opportunity for first-time buyers seeking to craft their dream home. Boasting a desirable corner plot, this residence offers a delightful blend of potential and convenience, accentuated by its welcoming atmosphere and promising canvas for personalisation. Newly adorned with fresh carpets and a tasteful decor, the home awaits its next owner to infuse their unique style and vision, all with the added benefit of no onward chain.

The property in brief comprises: Enclosed Porch, Hall Area, Kitchen/Dining Room and Lounge. To the first floor accommodation you will find: Landing, Three Bedrooms and Bathroom.

Outside you will find a large mainly laid to lawn garden that wraps around the front and side. To the rear a paved garden offers easy maintenance and space for outdoor furniture.

Situated in the village of Mostyn which offers a variety of shops, primary school, community centre and is on a bus route to the neighbouring town of Holywell which offers a wider range of Shops, Schools, Public Houses and Recreational Facilities. The A55 is within easy access and offers a link up to the main motorway networks.



Property Description

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Accommodation Comprises:

Step up into:

Enclosed Porch 49" x 11" (1.46 x 0.35)

Quarry tiled flooring, courtesy wall light and wood grain UPVC door with double glazed frosted side panel opens into:

Hall Area

Stairs leading up to first floor accommodation, smoke alarm, wall mounted thermostat controls, phone point and double panelled radiator. Open into kitchen and door into lounge.

Kitchen/Dining Room 15'2" x 11'5" (4.64 x 3.48)

Housing a range of wall and base units with complementary workspaces over, one and a half bowl stainless steel sink unit with a mixer tap over. Built in eye level oven and grill, four ring electric hob with extractor fan over, void and plumbing for washing machine and void for under counter fridge. Dual aspect woodgrain UPVC double glazed windows to the front and rear elevation, wooden door with double glazed frosted panel opens to the rear garden, two double panelled radiators and textured ceiling. Half tiled floor and half carpeted floor and opening to understairs storage space.

Lounge 15'3" x 12'8" including recess (4.65 x 3.87 including recess)

Featuring a stone fireplace with coal effect gas fire and shelf over, dual aspect woodgrain UPVC double glazed windows to front and side elevations, two double panelled radiators, picture rail and textured ceiling. Cupboard housing fuse board and electric meter, TV point and Internet point.

Landing

Loft access, smoke alarm, woodgrain UPVC double glazed window to the rear elevation, cupboard housing the gas combi boiler and doors leading to:

First Floor Accommodation

Bedroom One 12'7" x 8'11" excluding wardrobes (3.85 x 2.73 excluding wardrobes)

Fitted with a range of wardrobes with mirror sliding doors, double panelled radiator, TV extension point and covered over the stairs for storage space.

Bedroom Two 12'9" x 7'11" (3.89 x 2.42)

Dual aspect wood grain uPVC double glazed windows to the front and side elevation, single panelled radiator and TV extension point.

Bedroom Three 9'8" x 4'6" (2.95 x 1.39)

Fitted with a range of wardrobes with mirror sliding doors, woodgrain uPVC double glazed window to the front elevation and single panelled radiator.

Bathroom 6'0" x 5'5" (1.84 x 1.67)

Three piece suite comprises: low flush W. C, vanity cupboard with inset sink and mixer tap over and panelled bath with wall mounted electric shower over. Fully tiled walls, wood effect vinyl flooring, extractor fan, single panelled radiator and a wood grain uPVC double glazed frosted window to the side elevation.

Outside

To The Front

To the front of the property you will find a mainly laid to lawn garden that wraps around the front and the side, concrete pathway leads to the front entrance with steps down, mature trees and hedges provide privacy to the front of the property and a pathway gives access to use a side of the property.

To The Rear

The rear garden is in a need of some TLC, the garden is paved to provide ease of maintenance and provides the perfect space for outdoor furniture and seating. You will also find a hardstanding storage shed and the garden is bound by wood panel fencing.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

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.

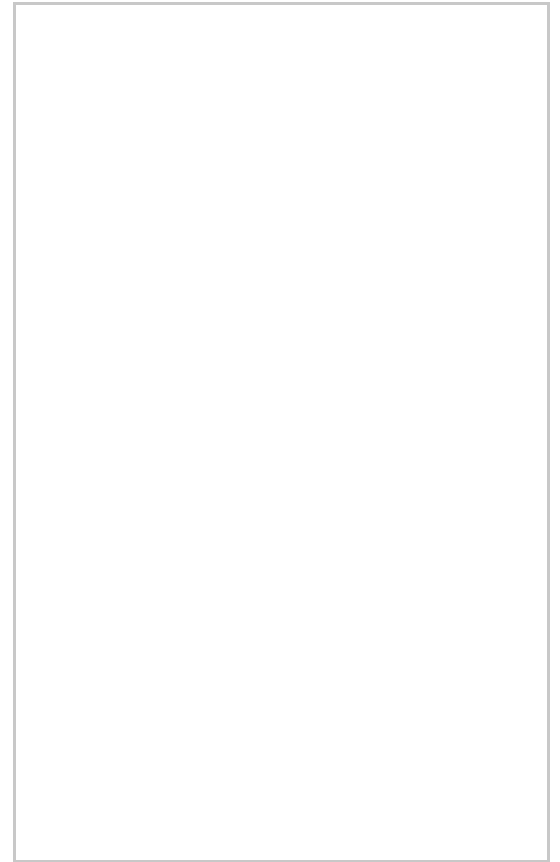
MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Area Map



Floor Plans



Energy Efficiency Graph

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

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