



22 Ger Y Pistyll Ffordd Y Pentre, Nercwys - CH7 4EZ
£189,999

22 Ger Y Pistyll Ffordd Y Pentre

Nercwys, Mold

A three bedroomed mid terrace property with low maintenance patio garden. Living room, kitchen/diner with pantry and ground floor W/C. The upper floor offers good sized bedrooms and family bathroom. With oil fired central heating and double glazing. Located in a small cul de sac in the sought after village of Nercwys which offers a rural village. Nercwys is positioned on the hillside overlooking Mold, and this property offers far reaching views and the feeling of being truly in the countryside. However it is less than three miles from Mold with all the shopping and day to day facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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Accommodation / Property Front

Entrance to this property is via a upvc double glazed front door with canopy porch over;

Hallway

With understairs storage and an second storage cupboard, radiator, stairs up, doors leading to all groundrooms.

Lounge

A light bright room with double glazed window to the front elevation with radiator.

Kitchen / Breakfast Room

A modern well fitted range of wall, base and drawer units in a high gloss finish, with tiled splashback and complimentary worktop with inset one and a half sink unit with mixer tap over. Void for under counter fridge/ freezer and plumbing for a washing machine. Stainless steel and glass extractor and electric hob. Space for a breakfast table and chairs. There is also a double glazed window overlooking the rear elevation.

Cloakroom / WC

Tiled flooring, fully tiled walls, low level flush WC and wall mounted wash-hand basin and taps. Upvc double glazed frost window to the rear elevation.

Inner Hallway

With additional storage cupboard, and a double glazed upvc door leading to the rear of the property, utility and patio garden area.

Stairs and Landing

The stairs lead to the upper floor and light bright landing area with all doors leading off; loft access. Airing cupboard with door.

Bedroom 1

Good sized double bedroom which offers a double glazed window to the front elevation and radiator. With oversized built in high gloss wardrobes, the room offers ample space for additional bedroom furniture.

Bedroom 2



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Bedroom 2

Another good sized double bedroom with ample space for bedroom furniture, with double glazed window and radiator. Built in wardrobe with double doors.

Bedroom 3

A spacious single bedroom with a double glazed window and radiator.

Bathroom

With tiled flooring, fully tiled walls, combination vanity cupboard washbasin and low flush wc unit. Panelled bath with shower over. Glass shower screen. Wall mounted towel rail and double glazed frosted window.

Utility

Having power. Leading to the rear garden of the property.

Outside

The rear garden offers ample paved patio space for entertaining and provides a low maintenance garden with outstanding viewing to the rear. The area is divided into two with the first area offers a private secluded space with enclosed wall and iron railing with a metal gate leading onto the larger area with the outstanding views over adjacent fields. The secondary patio space is enclosed by timber fencing and a wall. The oil tank is located in this area too.



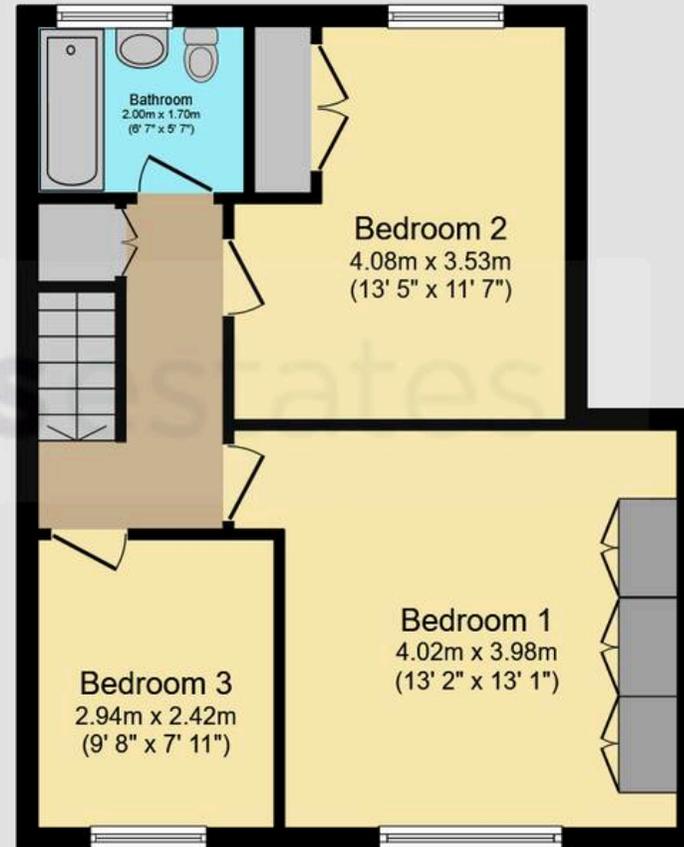


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Ground Floor

Floor area 47.7 sq.m. (513 sq.ft.)

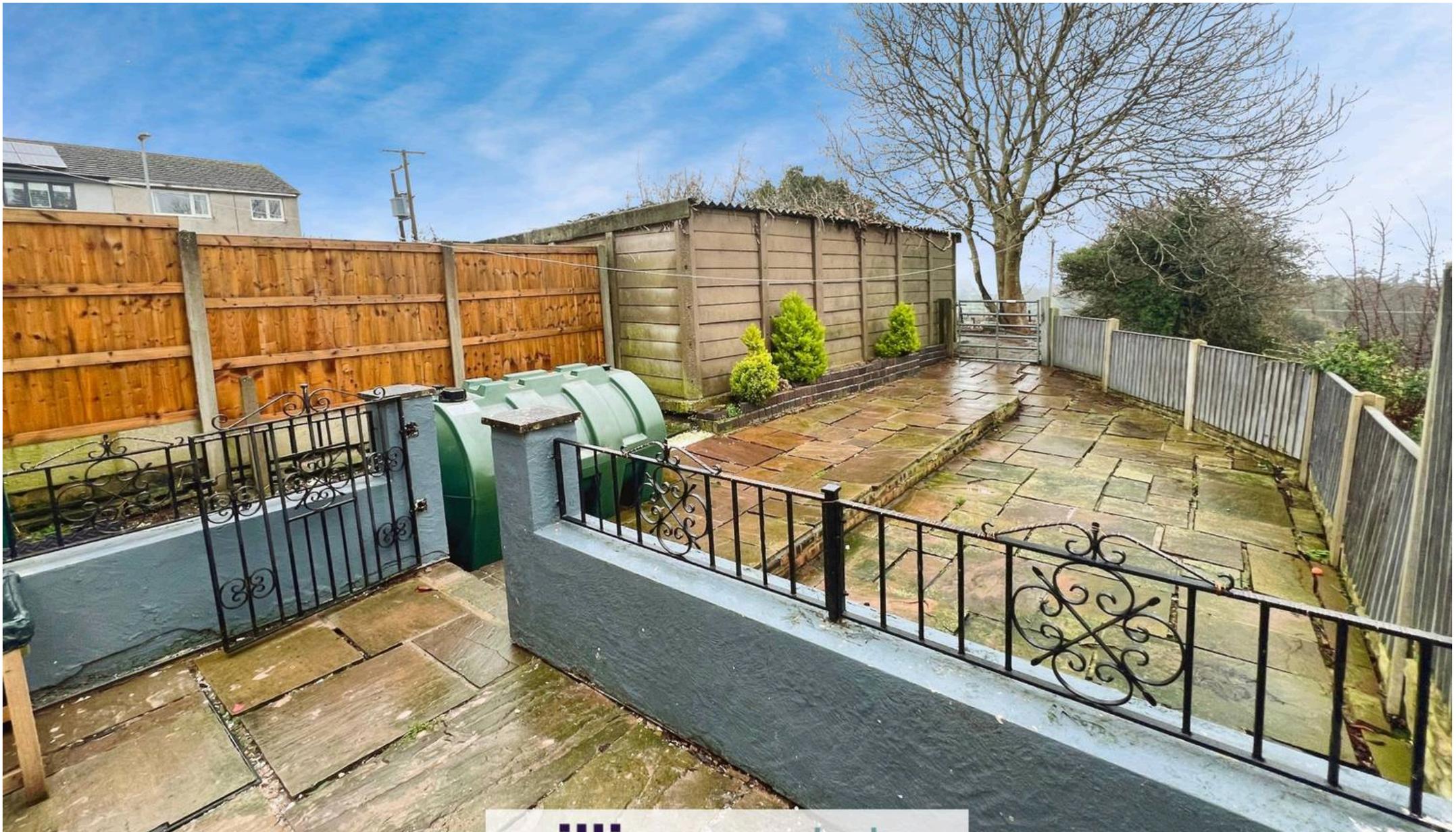


First Floor

Floor area 48.7 sq.m. (524 sq.ft.)

Total floor area: 96.3 sq.m. (1,037 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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