REID & ROBERTS

INDEPENDENT ESTATE AGENTS



10 Leopard Moth Road

Deeside, CH5 2FX

£250,000

3 2 1 B





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Entrance Hallway
The property is approached via an entrance door opening into a welcoming reception hallway, providing access to the ground floor accommodation with a staircase rising to the first floor.

Lounge
4.57m x 3.20m

A generously proportioned and inviting reception room enjoying an abundance of natural light through a large window overlooking the front elevation. The room offers ample space for comfortable seating and additional furnishings, creating a relaxing environment ideal for both everyday family living and entertaining guests.

Kitchen/Dining/Family Room
Undoubtedly one of the standout features of this lovely home, this impressive open plan space has been thoughtfully designed to bring together cooking, dining and relaxation, creating a wonderfully sociable environment for modern family life.

The kitchen is fitted with an attractive range of Shaker style wall and base units, complemented by contrasting work surfaces and a stylish herringbone tiled splashback. Integrated appliances include a double oven, hob and extractor hood, whilst a central island incorporates an inset sink, additional storage and useful preparation space.

The room comfortably accommodates a family dining table alongside a separate seating area, providing flexibility for everyday living and entertaining.

Overhead roof windows allow natural light to pour into the room, enhancing the bright and airy atmosphere, whilst French doors open directly onto the rear garden, making this a particularly lovely space during the warmer months.

Downstairs WC
A conveniently positioned ground floor cloakroom providing additional facilities for residents and visiting guests.

First Floor Landing
The landing provides access to two bedrooms and the family bathroom, with a further staircase leading to the principal bedroom suite on the second floor.

Bedroom Two
A generously sized and versatile bedroom enjoying natural light through a window. Currently utilised as a home office, the room offers excellent flexibility and could comfortably accommodate bedroom furniture, making it equally suitable as a guest bedroom or additional workspace depending on individual requirements.

Bedroom Three
A further versatile room currently arranged as a combined dressing room and home office. Offering flexibility to suit a variety of needs, this room could alternatively be utilised as a bedroom, nursery or dedicated study, making it particularly appealing to those seeking adaptable accommodation.

Family Bathroom
A beautifully appointed contemporary family bathroom comprising a panelled bath, separate glazed shower enclosure, wash hand basin with vanity storage and low level WC.

The room is finished with modern wall and floor tiling, complemented by a chrome heated towel rail and a window providing natural light and ventilation.

Second Floor

Principle Bedroom
Occupying the entire second floor, this impressive principal bedroom provides a wonderfully spacious and private retreat, thoughtfully positioned away from the main family accommodation.

The room enjoys an abundance of natural light through overhead roof windows, creating a bright and welcoming atmosphere, whilst the generous proportions provide ample space for a double bed and additional bedroom furnishings.

The addition of a private en suite shower room further enhances this lovely bedroom, creating a comfortable and practical principal suite.

En Suite Shower Room
A contemporary en suite comprising a glazed shower enclosure, wash hand basin and WC. Finished with modern fittings, the room also benefits from a roof window allowing natural light to enter.

Rear Garden
The property benefits from a beautifully landscaped and fully enclosed rear garden, offering an attractive combination of lawned areas, established planting and thoughtfully positioned seating spaces. A generous lawn provides an ideal setting for family activities, whilst raised timber planting beds, established shrubs and colourful flowers introduce character and greenery throughout the garden. A paved patio extends across the rear of the property, accessed directly from the kitchen and family room, creating a wonderful setting for outdoor dining, summer barbecues and entertaining friends and family.

A particularly charming feature is the timber gazebo with its decked seating area, providing a sheltered spot to sit back, relax and enjoy the surroundings. The garden is enclosed by timber fencing, offering a good

degree of privacy, whilst a useful timber storage shed provides additional practicality. Thoughtfully designed to be both attractive and manageable, this lovely outdoor space perfectly complements the accommodation within.

EPC Rating B

Council Tax Band D

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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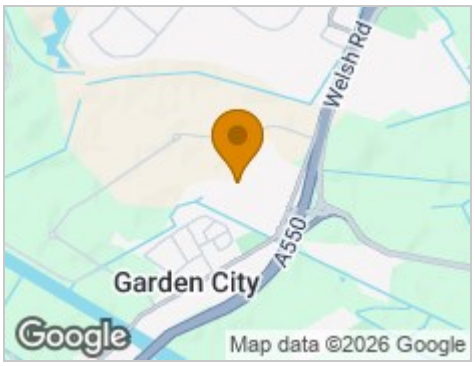
Road Map



Hybrid Map



Terrain Map



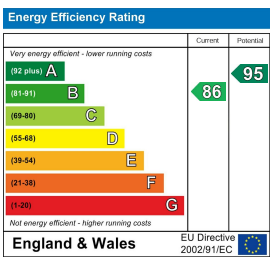
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office
on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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