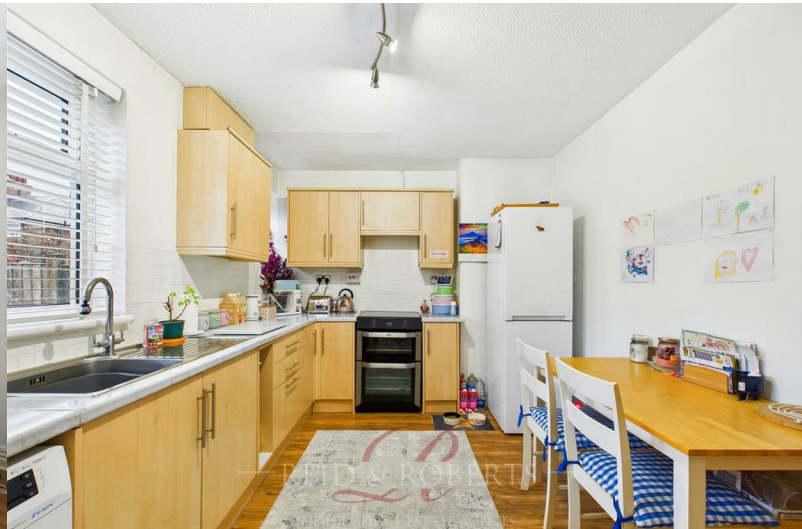




9 Nant Garmon

Mold, CH7 1TA

£190,000



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Property Description

This well-presented three-bedroom semi-detached home is ideally situated within a popular residential area and offers spacious, versatile accommodation, making it an excellent choice for families, first-time buyers, or anyone seeking generous living space with a superb rear garden. Accommodation comprises an entrance hallway leading into a sizeable lounge that flows through to a bright kitchen/dining area, with rear hallway access to a useful downstairs WC. Upstairs offers three well-proportioned bedrooms along with a modern family bathroom. Outside, the property enjoys a larger-than-average rear garden with patio, lawn, mature trees and shrubs, alongside a concrete driveway at the front providing off-road parking. Overall, this home provides comfortable, practical living with great potential, ample storage and attractive outdoor space.

Accommodation Comprises

Entrance Hallway

Accessed via a UPVC front door with a double-glazed frosted decorative panel and matching light window above, the hallway features wood-effect laminate flooring, a double-panelled radiator, textured ceiling with ceiling light, smoke alarm, and a wall-mounted thermostat control. Stairs rise to the first-floor accommodation, and a wooden door leads directly into the lounge.

Lounge

A fantastic-sized reception room offering excellent living space, complete with wood-effect laminate flooring, textured ceiling, central ceiling light, TV point, electric points and an internet point. A feature gas living flame coal-effect fire is set on a marble hearth with matching inset and surround, creating a focal point within the room. A double-panelled radiator provides heating, and a large double-glazed UPVC window to the front elevation allows plenty of natural light. A door leads through into the kitchen.

Kitchen / Diner

This spacious kitchen and dining area is fitted with a range of wall and base units topped with complementary marble-effect work surfaces. It includes a stainless-steel sink with matching drainer and mixer tap, splashback tiling, space for an electric cooker with four-ring hob, space for fridge-freezer, and voids with plumbing for a washing machine and further space for a tumble dryer if required. The room benefits from wood-effect laminate flooring, a textured ceiling with spotlights, and a cupboard housing the electric meter. A double-panelled radiator and two double-glazed UPVC windows to the rear elevation provide warmth and attractive views over the garden. A door opens into the rear hallway/porch.

Rear Hallway / Rear Porch

This useful rear space features tiled flooring, textured ceiling, and a

UPVC door with double-glazed frosted panel opening to the side of the property. The hallway also provides access to an under-stairs storage cupboard and a further door leading to the downstairs WC.

Downstairs WC

Fitted with a low-flush WC, tile flooring, textured ceiling, central ceiling light and a double-glazed UPVC frosted window to the side elevation.

First Floor Accommodation

Landing

The landing is approached via a turning staircase and features carpeted flooring, textured ceiling, central ceiling light, loft hatch access, and a smoke alarm. A double-glazed UPVC window to the side elevation brings natural light to the area. Doors lead to all bedrooms and the bathroom.

Bedroom One

A generously sized double bedroom offering excellent floor space for furniture. It includes carpeted flooring, textured ceiling, picture rail, a single-panelled radiator, and a large UPVC double-glazed window to the front elevation. A built-in cupboard provides wardrobe storage with a rail and also houses the gas boiler.

Bedroom Two

Another spacious double bedroom with carpeted flooring, textured ceiling with picture rail, a single-panelled radiator, and a UPVC double-glazed window overlooking the rear elevation. The room offers ample space for wardrobes and additional furniture.

Bedroom Three

A good-sized single bedroom, currently used as a hobby room, ideal as a child's bedroom, office, or creative space. The room features carpeted flooring, textured ceiling with picture rail, and a UPVC double-glazed window to the front elevation (radiator not present, subject to confirmation).

Family Bathroom

A modern three-piece suite comprising a close-coupled vanity unit with integrated wash hand basin set into a white worktop and fitted with a mixer rainfall-style tap, alongside a matching low-flush WC. The room also includes a panelled P-shaped bath with glass screen and shower over. The walls are finished with attractive grey marble-style tiling, complemented by a textured feature-tiled wall within the shower area, and tiled flooring underfoot. Inset spotlights provide contemporary lighting, while a double-glazed UPVC frosted window to the rear elevation offers both privacy and natural daylight.

Outside

Tel: 01352 700070

Rear Garden

To the rear, a concrete pathway leads from the side of the property to a paved patio area, perfect for outdoor dining, barbecues or seating. A hardstanding currently accommodates a shed, while a paved path continues into the main garden area, which opens out into a larger-than-average lawned garden. Bordered by mature trees and flowering shrubs—including attractive fuchsia bushes in the summer—and enclosed by wood-panel fencing, the garden offers privacy to the rear, with some neighbouring visibility to the sides.

Front Of Property

The front benefits from gated access onto a concrete driveway offering off-road parking for approximately two to three vehicles. There is also a small lawned garden area with a mature cherry blossom tree, neat hedging and wood-panel fencing, with steps leading up to the front door.

EPC Rating

D

Council Tax Band

C

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Services

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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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