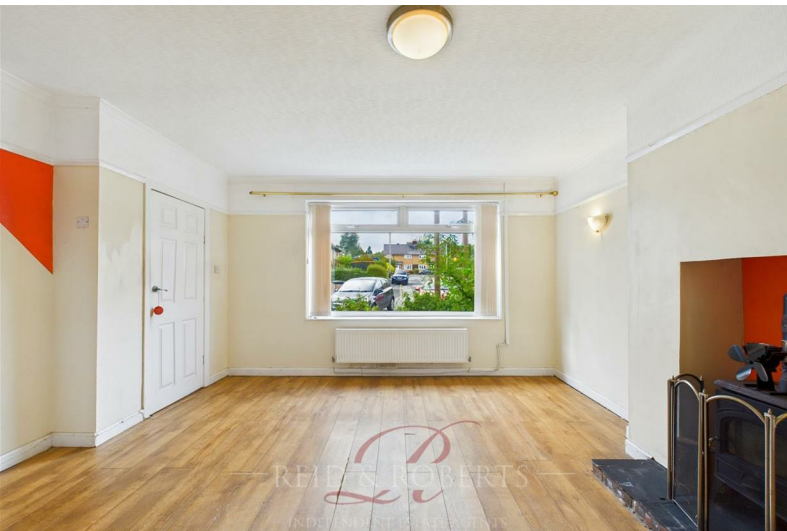




## 31 Tan Yr Hafod

Gwernaffield, Mold, CH7 5DS

£155,000





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## Accommodation Comprises

The property is accessed via a small lawned garden with paved path leading to the UPVC composite door with frosted inserts.

### Lounge

A generously sized main reception room with wood effect laminate flooring, dado picture rails, and a textured ceiling. A feature log burner with slate hearth creates a cosy focal point, complemented by a central ceiling light and additional dual aspect, wall mounted light point. A double UPVC window with blinds overlooks the front aspect, and a double panel radiator.

### Front Porch & Entrance Hallway

The front porch benefits from tiled flooring and leads into the welcoming hallway. The entrance hall features tiled flooring, picture rails, textured ceiling and walls, central ceiling light point, and houses the electricity box and meter. A staircase rises to the first floor accommodation.

### Kitchen

A spacious and well presented kitchen fitted with a range of wall and base units, including glass fronted display cabinets, and a breakfast bar style island. Finished with marble effect tiled walls and a tiled stone floor, the kitchen offers a stylish and practical space. It includes a five ring induction hob with extractor fan, double oven and separate grill, stainless steel one and a half bowl sink with mixer tap and drainer, and plumbing for a washing machine. A UPVC window overlooks the rear garden, while a UPVC glazed door leads through to the utility room.

### Utility Room

A useful addition with tiled flooring, textured ceiling, dual aspect UPVC windows to the side and rear, and a UPVC composite door opening to the back garden. Further features include a tiled wall with textured rail, double panel radiator, and access to a small alleyway providing an additional entrance to the front of the property.

## Conservatory

Brick built dwarf walls with UPVC glazed units, frosted to the sides and clear to the rear, creating a light filled space overlooking the garden. The conservatory includes a ceiling fan with light and provides direct access to the rear garden.

### Landing

With wood effect laminate flooring, textured and coved ceiling, central ceiling light point, loft hatch, and a useful storage cupboard.

### Bedroom One

A spacious double bedroom with dual aspect UPVC windows, wood effect laminate flooring, textured and coved ceiling, central ceiling light, and double panel radiator.

### Bedroom Two

Another good sized double bedroom positioned to the rear of the property. Features include a UPVC window with rear aspect, wood effect laminate flooring, textured ceiling, central ceiling light, and single panel radiator.

### Bedroom Three

Front aspect double bedroom with UPVC window, wood effect laminate flooring, over stairs shelving, textured and coved ceiling, central ceiling light, and single panel radiator.

### Family Bathroom

Fitted with a three piece suite comprising of a low flush WC, vanity unit with inset hand basin, and a panelled bath with overhead shower. Fully tiled walls, untiled flooring, recessed ceiling spotlights, heated towel rail, and two frosted UPVC windows to the rear elevation.

### Garden

The rear garden is mainly laid to lawn with a patio seating area, space for outdoor furniture, oil storage tank, and ample room for a shed or additional storage. Perfect for family use or al fresco dining.

### EPC Rating D

### Council Tax Band - B

Tel: 01352 700070

### 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.**

### Looking For Mortgage Advice?

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

### Misrepresentation 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.

### 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

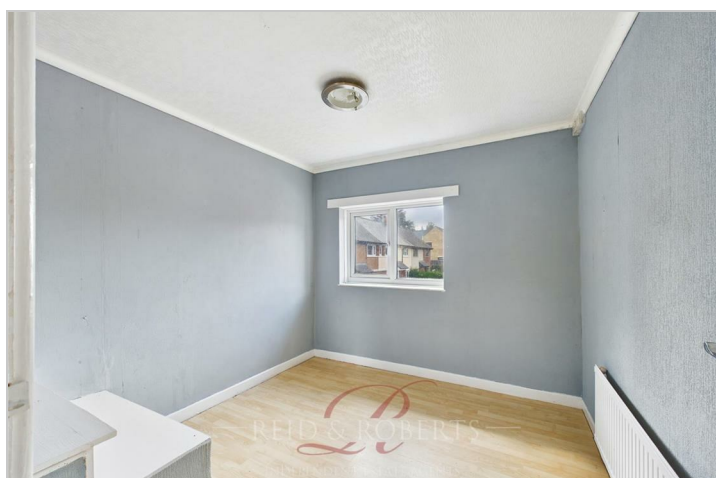
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS  
7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.





Road Map



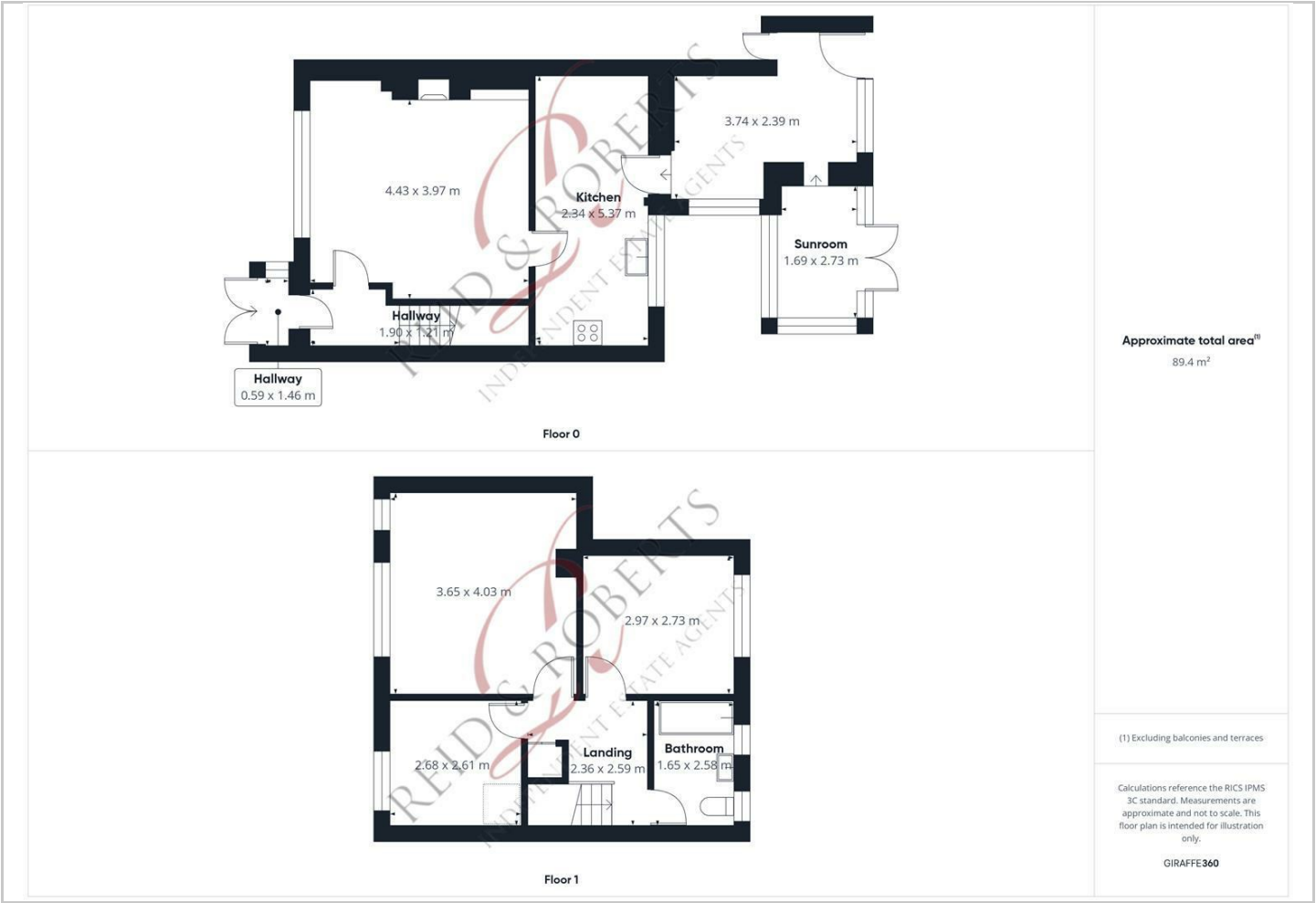
Hybrid Map



Terrain Map



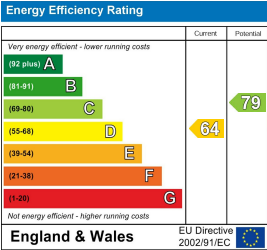
Floor Plan



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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