



**Cwrt Gwyrdd**  
Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£230,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# Cwrt Gwyrdd

Mold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- SET ON A CORNER PLOT OF A QUIET CUL DE SAC
- FRONT AND REAR GARDENS
- PERFECT FIRST HOME
- OFF ROAD PARKING FOR 2 VEHICLES
- BUILT 2019 WITH REMAINING NHBC
- EXCELLENT ACCESS TO MOLD, A55, CHESTER AND NORTH WALES
- MODERN AND NEUTRAL THROUGHOUT

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



### Entrance Hallway

Accessed via a composite door, wider than average stairs to the first floor, wall mounted radiator, door opening to the lounge

### Lounge

13' 7" x 11' 9" (4.14m x 3.58m)

PVC double glazed window to the front, wall mounted radiator, door to understairs storage cupboard, door opening to the kitchen/diner

### Kitchen/Diner

15' 5" x 10' 3" (4.70m x 3.12m)

A modern kitchen with a range of wall, drawer and base units, integrated fridge freezer, integrated dishwasher and integrated washing machine, sink unit with mixer tap, built in oven with gas hob over and extractor hood, wall mounted cupboard housing a combination boiler, PVC double glazed window to the rear, composite door opening to the rear garden, door opening to downstairs washroom

### Washroom

6' 10" x 4' 0" (2.08m x 1.22m)

A modern suite comprising a close coupled WC and pedestal wash hand basin, obscure PVC double glazed window to the side, wall mounted radiator



### First Floor Landing

Doors to bedrooms and bathroom, access to roof space, wall mounted radiator, PVC double glazed window to the side

### Bedroom One

15' 5" x 10' 7" (4.70m x 3.23m)

Two PVC double glazed windows to the front, wall mounted radiator, over stairs storage cupboard

### Bedroom Two

13' 3" x 8' 3" (4.04m x 2.52m)

PVC double glazed window to the rear, wall mounted radiator

### Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

A modern suite comprising a panelled bath shower shower attachment, pedestal wash hand basin and close coupled WC, tiled floor, part tiled walls, obscure PVC double glazed window to the rear





### **GARDEN**

Laid to lawn with paved pathway leading to the entrance door

### **REAR GARDEN**

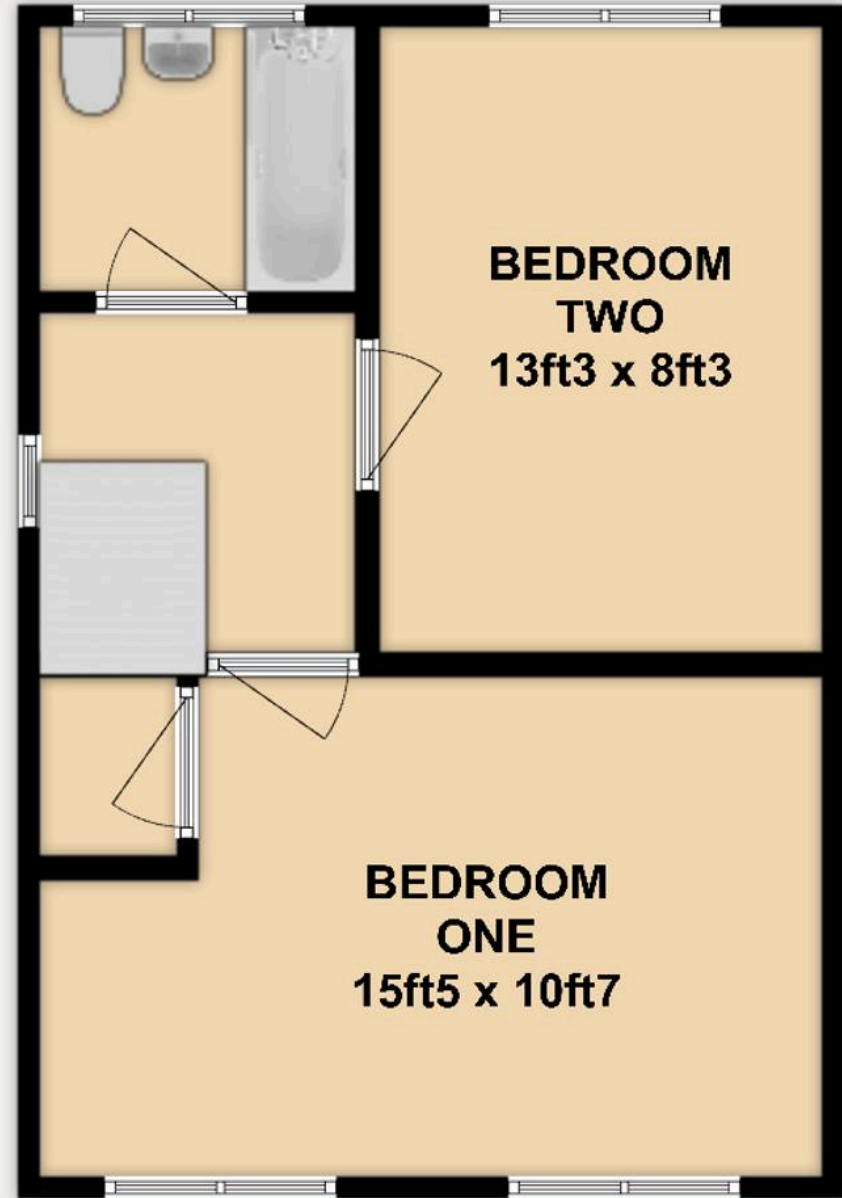
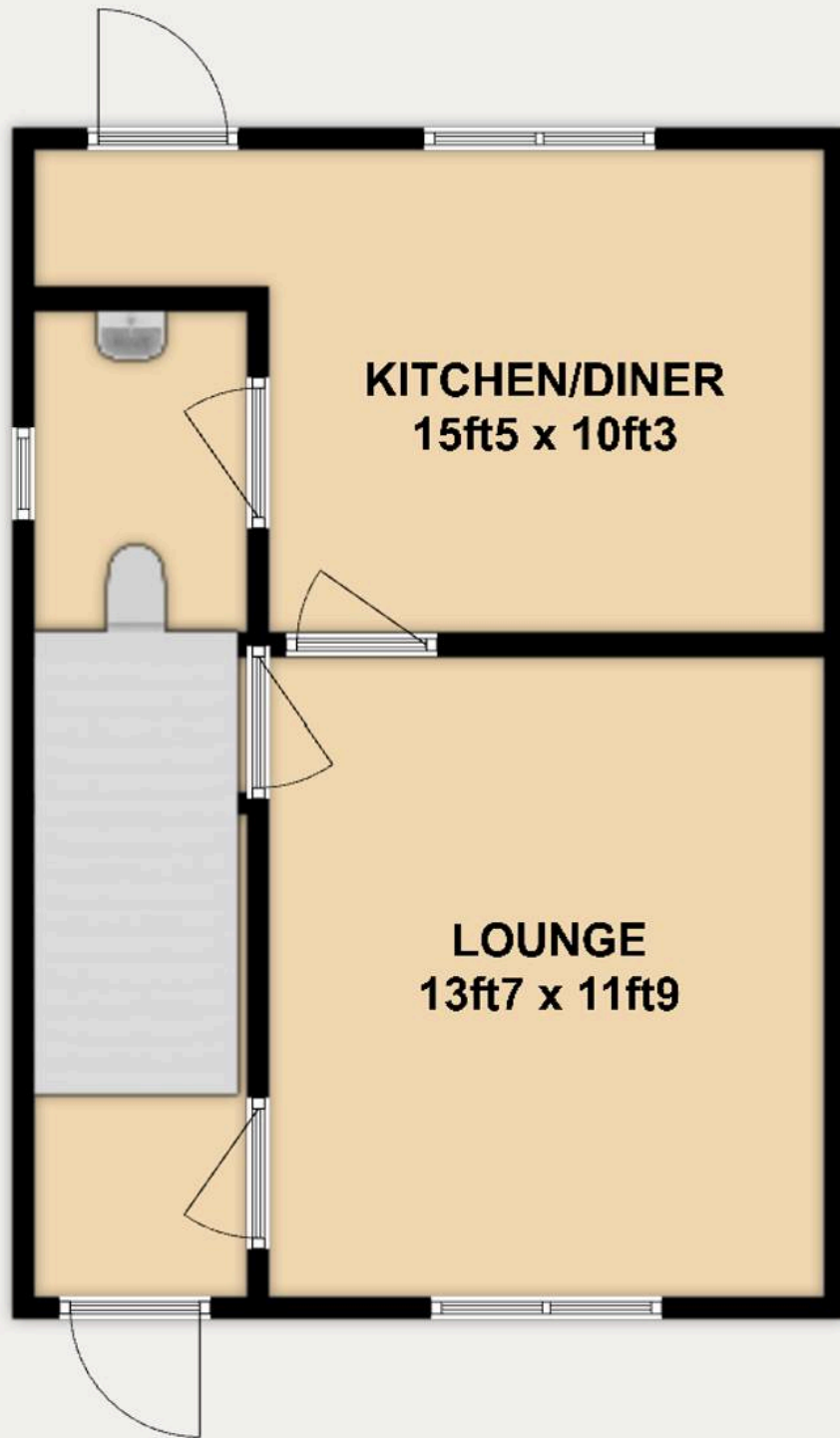
Laid to lawn with timber fencing surround, patio area, paved pathway, access to the front via a timber gate, outside tap

### **DRIVEWAY**

2 Parking Spaces

Hardstanding offering off road parking for circa 2-3 vehicles







# SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: [nicky@swainhennesseyestateagents.co.uk](mailto:nicky@swainhennesseyestateagents.co.uk)

Amy Hennessey

t: 07926 488 159

e: [amy@swainhennesseyestateagents.co.uk](mailto:amy@swainhennesseyestateagents.co.uk)

**T:** 01352 961 679    **W:** [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)