



Ffordd Trebeirdd, Mold

Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£230,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

26 Ffordd Trebeirdd

Mold, Mold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- BUILT 2021 WITH FULL GUARENTEES
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR 2 - 3 VEHICLES
- FREEHOLD
- PERFECT FIRST HOME
- DESIRABLE LOCATION CLOSE TO MOLD TOWN CENTRE
- WELL MAINTAINED ESTATE WITH SURROUNDING VIEWS
- BACKS ON TO OPEN FIELDS



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Entrance Hallway

Accessed via composite door with door to lounge and stairs to the first floor, wall mounted radiator

Lounge

14' 0" x 12' 0" (4.27m x 3.66m)

A bright and spacious room with PVC double glazed window to the front, door to under stairs storage cupboard, wall mounted radiator, door to kitchen/diner

Kitchen/Diner

15' 5" x 10' 5" (4.70m x 3.17m)

A range of modern fitted units including wall, drawer and base units, worktop with inset sink unit, inset oven with hob over and extractor hood, integrated fridge freezer, integrated washing machine, PVC double glazed window overlooking the rear garden, door opening to the rear garden, door to downstairs toilet

WC

6' 2" x 3' 5" (1.88m x 1.04m)

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



Landing

PVC double glazed window to the side, doors to bedrooms and bathroom, access to roof space

Bedroom One

15' 5" x 10' 8" (4.70m x 3.25m)

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

Bedroom Two

14' 5" x 8' 5" (4.39m x 2.56m)

PVC double glazed window to the rear aspect with field views, wall mounted radiator, fitted wardrobes

Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, wall mounted radiator, obscure PVC double glazed window to the rear





FRONT GARDEN

Laid to lawn with paved pathway to the entrance

REAR GARDEN

A private and enclosed garden laid to lawn with timber fencings surround, access to the front via a timber gate, timber storage shed and patio area

DRIVEWAY

2 Parking Spaces

Hardstanding offering off road parking for circa 2-3 vehicles



