





39 Llys Nercwys, Mold - CH7 1HR

£315,000

Sat in a popular residential area within walking distance of Mold town centre, this well-presented four-bedroom detached home offers spacious, versatile accommodation that's ideal for family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

williams estates



1st Floor



Ground Floor

Total: 1107 sq. Ft, 103 m2

Ground Floor: 573 sq. Ft, 53 M2, 1st Floor: 534 sq. Ft, 50 m2

Excluded Areas: Garage: 140 sq. Ft, 13 M2, Bay Window: 12 sq. Ft, 2 M2, Fireplace: 7 sq. Ft, 1 M2,
Walls: 125 sq. Ft, 11 m2

ended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before

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