



**17 Ffordd Celyn, Leeswood, Flintshire,
CH7 4RR**

£120,000

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EPC - D66 Council Tax Band - C Tenure - Freehold

Ffordd Celyn, Leeswood

3 Bedrooms - House - Semi-Detached

**** No Onward Chain ****

Attention first time buyers and investors, this property benefits from three generous bedrooms, family bathroom, large living room, kitchen with breakfast bar, large multi use store room, gardens to the front and rear and allocated parking. This property is situated in the peaceful village of Leeswood, with great access to local amenities, schools and transport links.

Tenure: Freehold, EPC Rating: TBC, Council Tax Band: C



Accommodation

This property is accessed via a uPVC double glazed door, leading into the entrance hall.

Entrance Hallway

Having stairs leading up to the first floor and a door leading into the living room.

Living Room

14'9" x 12'9" (4.5 x 3.9)

A large and open living room having, uPVC double glazed window to the front elevation, decorative fireplace, radiator, power points, television aerial points, lighting and door to the kitchen.

Kitchen

11'9" x 9'2" (3.6 x 2.8)

Having tiled flooring, partially tiled walls, wall, drawer and base units with wooden worktops over, wooden breakfast bar, void for freestanding cooker and hob with extractor hood over, uPVC double glazed window to the rear elevation, stainless steel one and a half drainer sink with mixer tap over, void and plumbing for washing machine, power points, lighting and doors to the pantry and store.



Store

6'10" x 6'6" (2.1 x 2.0)

A large and useful storage room of brick construction having concrete flooring, power points, lighting, obscure double glazed window and door to the side elevation and door to under stair storage.

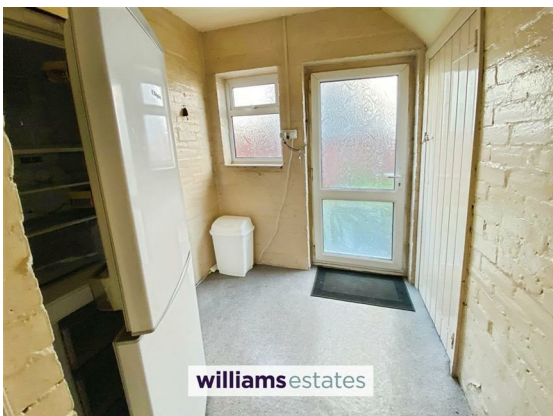
First Floor Landing

Having stairs leading up from the ground floor, uPVC double glazed window to the side elevation, power, lighting, doors off, airing cupboard and loft access hatch.

Bedroom One

11'9" x 9'2" (3.6 x 2.8)

A large double bedroom with uPVC double glazed window overlooking the rear garden, power points, lighting and radiator.



Bathroom

6'6" x 5'6" (2.0 x 1.7)

Having floor to ceiling tiling, carpeted flooring, obscure uPVC double glazed window to the rear elevation, bathtub with taps over and wall mounted shower, pedestal wash basin with taps over and W.C.

Bedroom Two

12'9" x 10'5" (3.9 x 3.2)

A large double bedroom with uPVC double glazed window to the front elevation, radiator, power points and lighting.

Bedroom Three

8'6" x 8'6" (2.6 x 2.6)

Having, uPVC double glazed window to the side elevation, boxing from the staircase, radiator, power points and lighting.

Outside

The property benefits from a car parking space in the communal car park to the front of the property. There is a small lawned garden to the front of the property that is bound by mature shrubs, a patio pathway leads around the side to the rear garden that is mainly laid to lawn with a small patio area and a large shed for storage. The garden is bound by mature trees and hedges for privacy.

Description

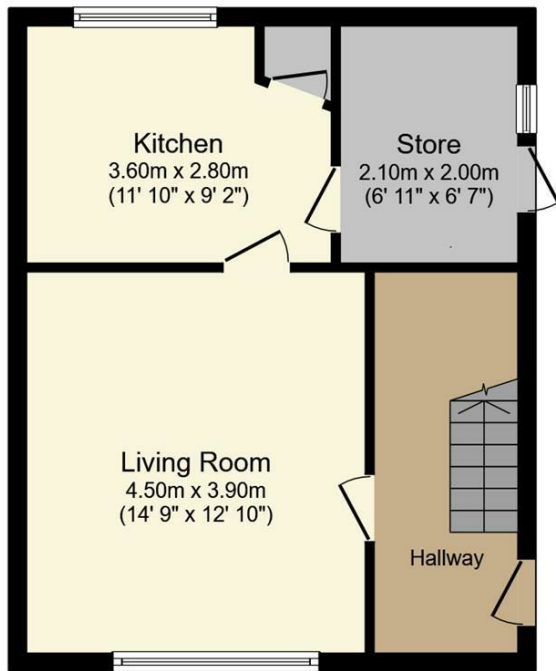
Leeswood is a small rural village on the outskirts of the popular market town of Mold. Leeswood offers excellent transport links to Mold, Wrexham, Chester and the A55 for travelling further a field. There are two primary schools in the village as well as shops and other amenities.

Directions

From our Mold office, continue right on Chester street, at the roundabout take the 2nd exit towards wrexham road, at the next roundabout take the 4th exit towards wrexham. Take Wrexham St/B5444 to Heol-Y-Goron in Leeswood

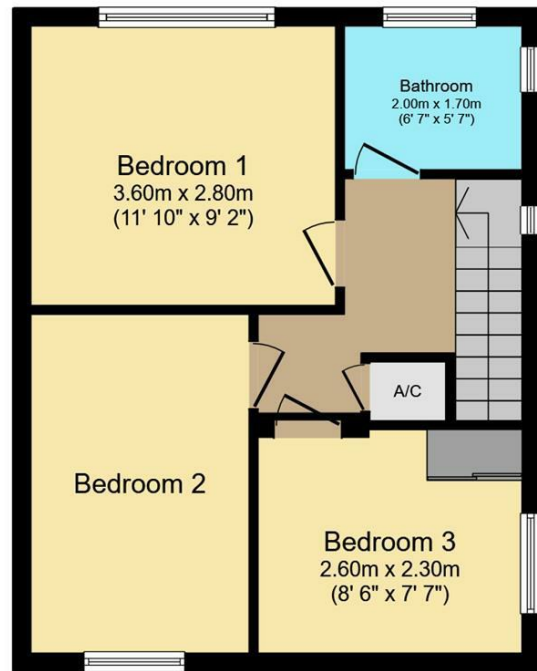
11 min (3.9 mi). Continue on Heol-Y-Goron. Drive to Ffordd Celyn and the property will be found on the right.





Ground Floor

Floor area 42.9 sq.m. (462 sq.ft.)



First Floor

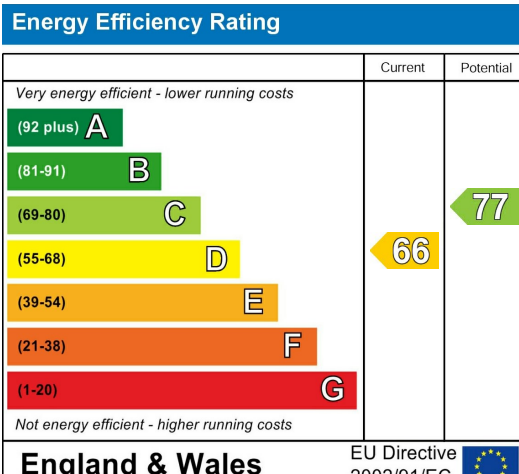
Floor area 42.8 sq.m. (460 sq.ft.)

Total floor area: 85.7 sq.m. (922 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



England & Wales

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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