



20 Rhyd Osber Coed-Talon, Mold - CH7 4UA

Offers over £230,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Nestled within an exclusive cul-de-sac of just fourteen homes, this beautifully presented three-bedroom semi-detached property offers an excellent blend of village charm, modern living and exceptional outdoor space. Occupying a desirable corner position within the sought-after village of Coed Talon, the property enjoys a wonderful sense of privacy whilst remaining part of a welcoming and established community. Immaculately maintained throughout, the accommodation is bright and inviting, with a spacious open-plan lounge and dining room forming the heart of the home. Large windows and patio doors flood the space with natural light and provide a seamless connection to the garden. The contemporary kitchen is equally impressive, featuring granite worktops, ample storage and attractive views over the rear garden.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom complete with a modern suite and rainfall shower over bath.

Externally, double wrought iron gates open onto a generous driveway providing parking for several vehicles and access to a detached garage. The front garden features cottage-style planting and a vegetable plot, whilst the beautifully landscaped rear garden offers a high degree of privacy, with lawned areas, established borders, patio seating and a raised decked terrace overlooking the brook beyond.

Combining a desirable village location, beautifully presented accommodation and outstanding outdoor space, this is a home that must be viewed to be fully appreciated.

- STUNNING THREE BEDROOM SEMI DETACHED HOUSE IN SMALL CUL DE SAC LOCATION IN THE VILLAGE OF COED TALON
- WELL MAINTAINED AND PRESENTED PROPERTY WHICH MUST BE VIEWED TO APPRECIATE THE LOCATION
- MODERN FITTED KITCHEN WITH GRANITE WORK TOPS WITH VIEWS OVER THE REAR GARDEN
- WELL LIT OPEN PLAN LOUNGE/DINING ROOM WITH PATIO DOORS LEADING OUT AND OVERLOOKING THE REAR GARDEN
- THREE BEDROOMS OFFERING WELL LIT ROOMS BENEFITTING FROM LARGER THAN AVERAGE WINDOWS
- MODERN SUITE WITH RAIN SHOWER OVER 'P'SHAPED BATH HAVING TWO WINDOWS OFFERING A GREAT DEAL OF LIGHT
- DOUBLE WROUGHT IRON GATES LEAD TO A CONCRETE BLOCK PATTERNED DRIVEWAY FOR PARKING UPTO 3/4 VEHICLES WHICH LEADS TO A SINGLE GARAGE
- COTTAGE STYLE GARDEN TO THE FRONT WITH A GARDEN SHED AND VEGETABLE PLOT
- THE REAR GARDEN IS A LOVELY HAVEN AND IS NOT OVERLOOKED TO THE REAR AND HAS A RAISED DECKING AREA WHICH ENJOYS SOUNDS OF THE BROOK TO THE REAR
- VIEWINGS HIGHLY RECOMMENDED AND THIS ONE WILL BE VERY POPULAR SO CALL 01244 918444 TO BOOK IN A VIEWING



Entrance Hallway

To the front of the property is approached a canopy porch to the front has a door leading into the entrance hall. Wood effect, laminate flooring, panelled cloak hooks, single panel radiator, Under stairs, storage space, smoke alarm, stairs lead to the first floor accommodation and oak doors lead off to:

Open plan Lounge/Dining Room

Oak doors leads into the lounge open plan dining room with well-lit room with dual aspect, offering double glazed window to the front elevation and double glazed sliding doors to the rear. One of the features in the lounge is a cast iron log burner, which is set on a tiled hearth with herringbone backdrop with beam over,

Landing

The landing has wood effect, laminate grey flooring, loft access, smoke alarm, double glazed window to the side elevation, and oak doors leading off to all bedrooms.

Bedroom One

The main bedroom is the front elevation, again, with a well lit picture window, offering a great deal of light, single panel radiator, wood effect laminate flooring. Cupboard housing the Worcester boiler and space for storage.

Bedroom Two

Bedroom 2 is to the rear. Which, again, is a double room with a picture window, overlooking the rear garden, and beyond single panel radiator would affect laminate



Kitchen

The kitchen houses a range of wall and base units with granite worktop with matching upstand, the doors of the kitchen were replaced in 2025. With a range of integrated appliances to include a built in electric oven, 4 ring gas hob with extractor fan over, splashback tiles, integrated dishwasher. The under stairs open storage has space for a fridge freezer. Feature Belfast sink with inset stainless steel sink with drainer, stainless steel mixer tap having a spray attachment. Double glazed window with granite sill overlooks the rear garden, wood effect laminate flooring, fitted spotlights and a white Upvc double glazed doors leads to the side of the property.

Stairs lead to first floor accommodation

Bedroom Three

Bedroom 3 can be found to the front which is currently used as a office and dressing room having wall to wall built in hanging rails, double glazed window to the front elevation, single panel radiator wood effect flooring. Built in cupboard of the stairwell providing hanging rail and fitted shelving.

Family Bathroom

The modern bathroom is to the rear of the property. It has mainly fully tiled walls and P shaped bath with fitted shower screen having a rainfall shower with further shower attachment. Low flushed of WC, built-in vanity unit with recessed sink with mixer tap and has two fitted drawers. Wall mounted towel rail, double glaze window

