Maes Derwen

Wrexham Road, Mold

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

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

Offers in Region of **£160,000**

Maes Derwen Wrexham Road

Mold

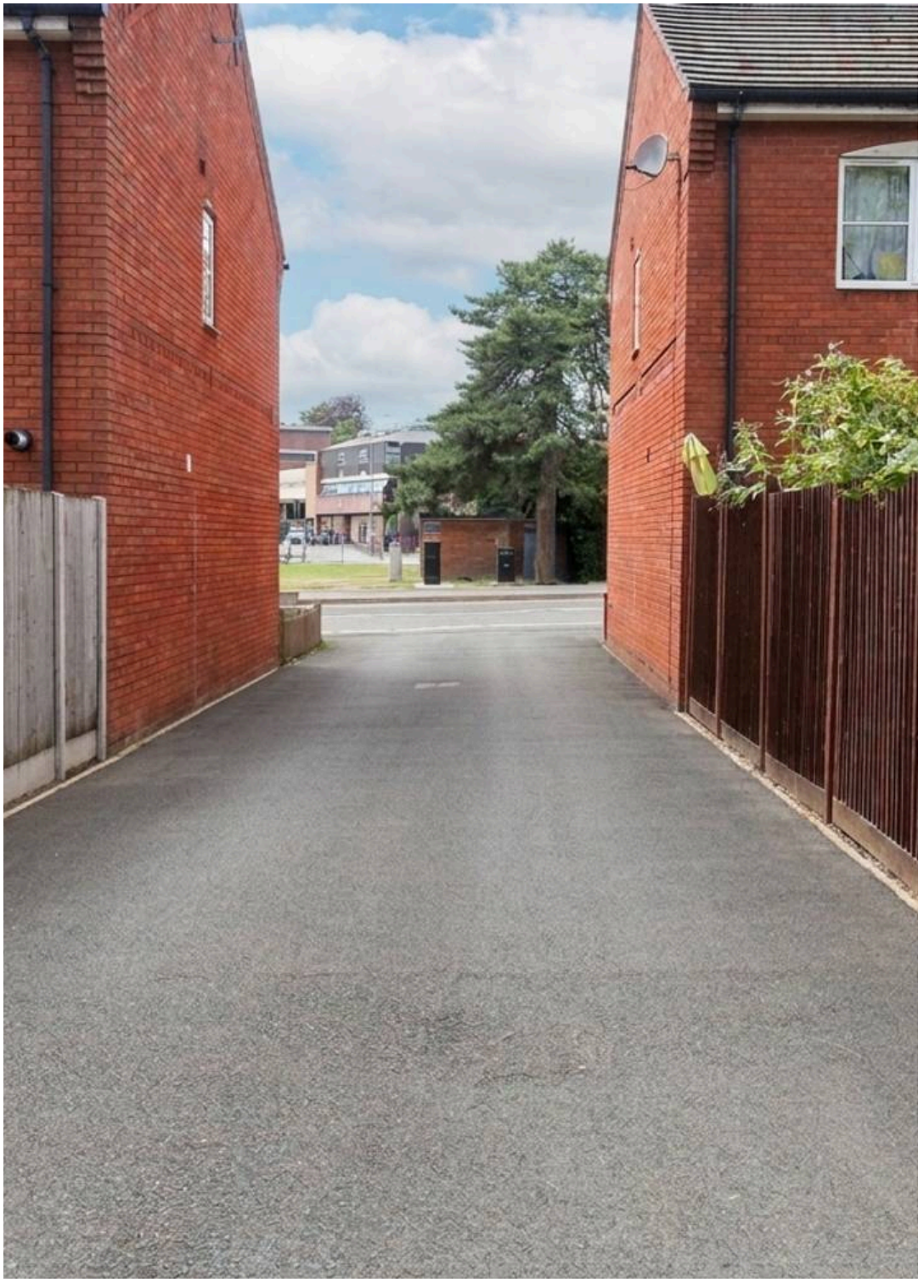
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- TWO DOUBLE BEDROOM HOUSE
- FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR 2 VEHICLES
- PERFECT FIRST HOME
- A BRIEF WALK TO THE HISTORIC MARKET TOWN OF MOLD
- EXCELLENT ACCESS TO A55, CHESTER, WREXHAM AND NORTH WALES



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Lounge
16' 5" x 12' 2" (5.00m x 3.71m)
Accessed via a composite door with real wood herringbone floor, wall mounted radiator, PVC double glazed window to tee front, stairs to the first floor, door opening to the kitchen/diner

Kitchen/Diner
12' 2" x 9' 8" (3.71m x 2.95m)
A range of fitted wall, drawer and base units, worktop with inset sink and mixer tap, built in oven with gas hob over and extractor hood, integrated fridge freezer, plumbing for a washing machine, tiled splashbacks, tiled floor, wall mounted combination boiler, two PVC double glazed windows to the rear, PVC double glazed door opening to the rear garden

First Floor Landing
Doors to bedrooms, bathroom and access to roof space

Bedroom One
12' 2" x 9' 8" (3.71m x 2.95m)
PVC double glazed window to the rear, wall mounted radiator

Bedroom Two
12' 2" x 8' 0" (3.71m x 2.44m)
Two PVC double glazed windows to the front, wall mounted radiator, fitted floor to ceiling wardrobes

Bathroom
A white suite comprising a panelled bath with wall mounted shower plumbed in over, pedestal wash hand basin and close coupled WC, tilled walls and floor, wall mounted radiator

FRONT GARDEN

Accessed via a timber gate and laid to lawn with pebbled pathway leading to the composite front foor

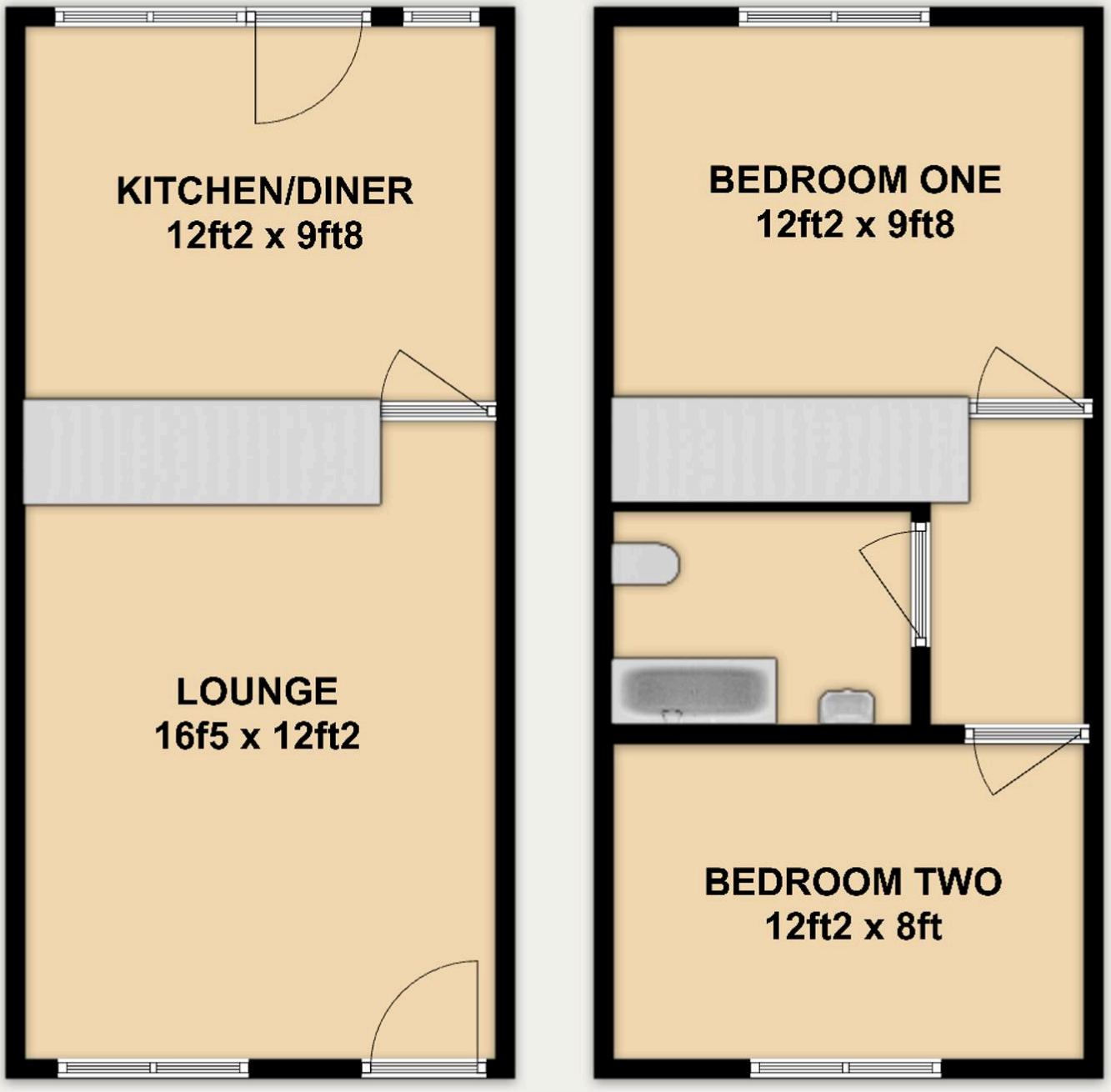
REAR GARDEN

A private and low maintenance garden with timber fencing surround, timber gate opening to the private parking area, paved pathway and pebbled feature patio area, timber storage shed with power points and lights

ALLOCATED PARKING

2 Parking Spaces

To the rear of the property are two allocated parking spaces


KITCHEN/DINER
12ft2 x 9ft8
LOUNGE
16f5 x 12ft2
BEDROOM ONE
12ft2 x 9ft8
BEDROOM TWO
12ft2 x 8ft

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To arrange a viewing please contact

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