REID & ROBERTS

INDEPENDENT ESTATE AGENTS

# 9 Nant Garmon

Mold, CH7 1TA

£190,000

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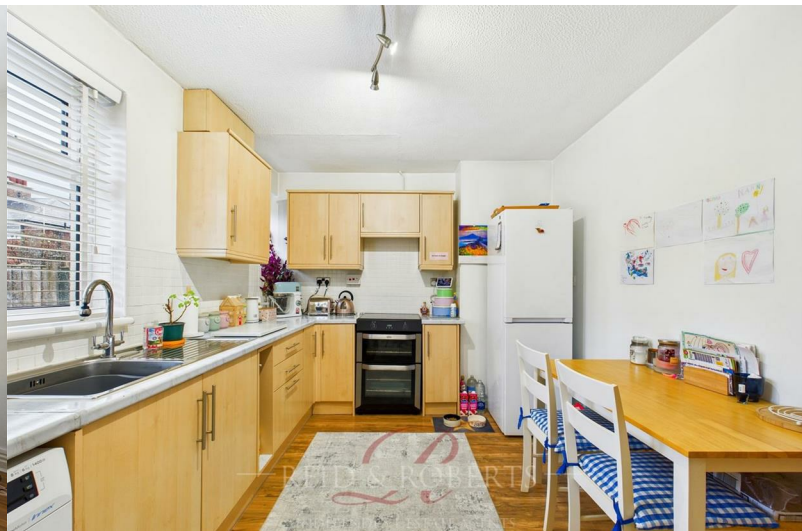

# 9 Nant Garmon

## Mold, CH7 1TA

## £190,000

### Property Description

This well-presented three-bedroom semi-detached home is ideally situated within a popular residential area and offers spacious, versatile accommodation, making it an excellent choice for families, first-time buyers, or anyone seeking generous living space with a superb rear garden. Accommodation comprises an entrance hallway leading into a sizeable lounge that flows through to a bright kitchen/dining area, with rear hallway access to a useful downstairs WC. Upstairs offers three well-proportioned bedrooms along with a modern family bathroom. Outside, the property enjoys a larger-than-average rear garden with patio, lawn, mature trees and shrubs, alongside a concrete driveway at the front providing off-road parking. Overall, this home provides comfortable, practical living with great potential, ample storage and attractive outdoor space.

### Accommodation Comprises

### Entrance Hallway

Accessed via a UPVC front door with a double-glazed frosted decorative panel and matching light window above, the hallway features wood-effect laminate flooring, a double-panelled radiator, textured ceiling with ceiling light, smoke alarm, and a wall-mounted thermostat control. Stairs rise to the first-floor accommodation, and a wooden door leads directly into the lounge.

### Lounge

A fantastic-sized reception room offering excellent living space, complete with wood-effect laminate flooring, textured ceiling, central ceiling light, TV point, electric points and an internet point. A feature gas living flame coal-effect fire is set on a marble hearth with matching inset and surround, creating a focal point within the room. A double-panelled radiator provides heating, and a large double-glazed UPVC window to the front elevation allows plenty of natural light. A door leads through into the kitchen.

### Kitchen / Diner

This spacious kitchen and dining area is fitted with a range of wall and base units topped with complementary marble-effect work surfaces. It includes a stainless-steel sink with matching drainer and mixer tap, splashback tiling, space for an electric cooker with four-ring hob, space for fridge-freezer, and voids with plumbing for a washing machine and further space for a tumble dryer if required. The room benefits from wood-effect laminate flooring, a textured ceiling with spotlights, and a cupboard housing the electric meter. A double-panelled radiator and two double-glazed UPVC windows to the rear elevation provide warmth and attractive views over the garden. A door opens into the rear hallway/porch.

### Rear Hallway / Rear Porch

This useful rear space features tiled flooring, textured ceiling, and a UPVC door with double-glazed frosted panel opening to the side of the property. The hallway also provides access to an under-stairs storage cupboard and a further door leading to the downstairs WC.

### Downstairs WC

Fitted with a low-flush WC, tile flooring, textured ceiling, central ceiling light and a double-glazed UPVC frosted window to the side elevation.

### First Floor Acommodation

### Landing

The landing is approached via a turning staircase and features carpeted flooring, textured ceiling, central ceiling light, loft hatch access, and a smoke alarm. A double-glazed UPVC window to the side elevation brings natural light to the area. Doors lead to all bedrooms and the bathroom.

### Bedroom One

A generously sized double bedroom offering excellent floor space for furniture. It includes carpeted flooring, textured ceiling, picture rail, a single-panelled radiator, and a large UPVC double-glazed window to the front elevation. A built-in cupboard provides wardrobe storage with a rail and also houses the gas boile

### Bedroom Two

Another spacious double bedroom with carpeted flooring, textured ceiling with picture rail, a single-panelled radiator, and a UPVC double-glazed window overlooking the rear elevation. The room offers ample space for wardrobes and additional furniture.

### Bedroom Three

A good-sized single bedroom, currently used as a hobby room, ideal as a child's bedroom, office, or creative space. The room features carpeted flooring, textured ceiling with picture rail, and a UPVC double-glazed window to the front elevation (radiator not present, subject to confirmation).

### Family Bathroom

A modern three-piece suite comprising a close-coupled vanity unit with integrated wash hand basin set into a white worktop and fitted with a mixer rainfall-style tap, alongside a matching low-flush WC. The room also includes a panelled P-shaped bath with glass screen and shower over. The walls are finished with attractive grey marble-style tiling, complemented by a textured feature-tiled wall within the shower area, and tiled flooring underfoot. Inset spotlights provide contemporary lighting, while a double-glazed UPVC frosted window to the rear elevation offers both privacy and natural daylight.

### Outside

## Rear Garden
To the rear, a concrete pathway leads from the side of the property to a paved patio area, perfect for outdoor dining, barbecues or seating. A hardstanding currently accommodates a shed, while a paved path continues into the main garden area, which opens out into a larger-than-average lawned garden. Bordered by mature trees and flowering shrubs—including attractive fuchsia bushes in the summer—and enclosed by wood-panel fencing, the garden offers privacy to the rear, with some neighbouring visibility to the sides.

## Front Of Property
The front benefits from gated access onto a concrete driveway offering off-road parking for approximately two to three vehicles. There is also a small lawned garden area with a mature cherry blossom tree, neat hedging and wood-panel fencing, with steps leading up to the front door.

## EPC Rating C

## Council Tax Band
C

## Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Loans and Repayments
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## Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

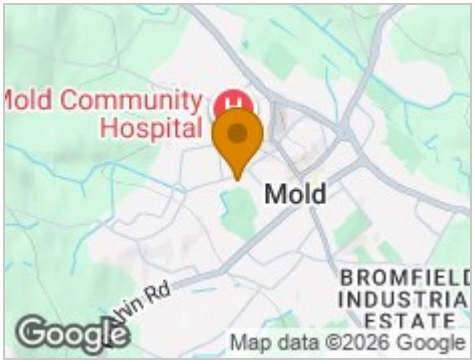
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Road Map

## Hybrid Map

## Terrain Map

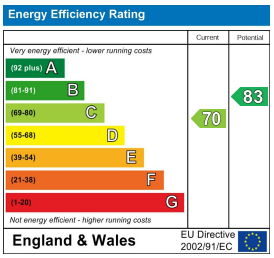



## Floor Plan

## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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