



## 48 Ffordd Pentre

Mold, CH7 1UY

Offers Over £350,000



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## Accommodation Comprises

### Entrance Hallway

Accessed via a UPVC double glazed door with frosted inset, leading into a welcoming hallway with wood effect laminate flooring, double panelled radiator, recessed spotlighting, and staircase rising to the first floor. Internal doors provide access to the ground floor accommodation.

### Downstairs WC

Fitted with a low flush WC and corner floating wash hand basin with mixer tap, complemented by splashback tiling, wood effect flooring, central ceiling light point, and a frosted UPVC double glazed window to the front elevation.

### Lounge

A bright and spacious living area featuring dual aspect UPVC double glazed windows to the front and rear elevations, allowing for plenty of natural light. Complete with double panel radiator, central ceiling light point, wall lighting, TV point, and a feature gas fire with tiled hearth, decorative surround and wooden mantle. Open access leads into the dining area.

### Dining Room

A well-proportioned space ideal for family dining and entertaining, with central ceiling light point, modern vertical radiator, wall mounted thermostat, and UPVC double glazed patio doors opening onto the south-facing rear garden.

### Kitchen

Fitted with a range of wall, base and drawer units with wood effect work surfaces and tiled splashbacks. Incorporating an electric oven with Bosch four ring induction hob and stainless steel extractor hood over, one and a half bowl stainless steel sink unit with drainer and mixer tap, and integrated dishwasher. Additional features include tiled flooring, recessed spotlights, space for an American style fridge freezer, and UPVC double glazed windows to the rear elevation. Doors lead to the utility room and additional reception room.

### Additional Reception Room / Playroom

A versatile room currently utilised as a playroom/snug, but offering potential as a home office, gym or ground floor bedroom. Benefiting from a double panel radiator, central ceiling light point, wall lighting, and UPVC double glazed window to the front elevation.

### Utility Room

With continuation of tiled flooring, space and plumbing for washing

machine and tumble dryer, central ceiling light point, UPVC double glazed window to the rear, and UPVC door with frosted inset providing access to the rear garden.

### Garage

Featuring up and over door, power and lighting, and a frosted UPVC double glazed window to the side elevation.

## First Floor Accommodation

### Landing

With central ceiling light point, loft access, and built-in storage cupboard housing the hot water tank. Doors lead to all bedrooms and the family bathroom.

### Master Bedroom

A well-proportioned double bedroom featuring a UPVC double glazed window to the front elevation with side and top opener, single panel radiator, and central ceiling light point.

### Bedroom Two

A further generous double room with UPVC double glazed window to the rear elevation with side and top opener, single panel radiator, and central ceiling light point.

### Bedroom Three

A good-sized bedroom with UPVC double glazed window to the front elevation, single panel radiator, and central ceiling light point. Also benefiting from a built-in storage cupboard.

### Bedroom Four

A versatile fourth bedroom, ideal as a nursery, home office or single bedroom, with UPVC double glazed window to the rear elevation enjoying views over the landscaped garden, single panel radiator, and central ceiling light point.

### Family Bathroom

Appointed with a three-piece suite comprising a P-shaped panelled bath with mixer tap and mains powered shower over, including handheld attachment. Fully tiled walls, recessed spotlighting, low flush WC, and wash hand basin set within a vanity unit providing useful storage. Finished with wood effect flooring and a frosted UPVC double glazed window to the rear elevation.

### External

The property occupies a desirable corner plot with a generous frontage, offering a tarmac driveway providing off-road parking for two vehicles. A wooden gate leads into a spacious front garden, with pathway continuing to the main entrance.

Tel: 01352 700070

### Rear Garden

To the rear, the property boasts a beautifully landscaped and south-facing garden, designed for both relaxation and entertaining. Featuring an Indian stone patio area with slate chipped borders, steps leading up to a well-maintained lawn, and an additional seating area. The garden is fully enclosed with timber fencing, ensuring a high degree of privacy and security.

### Council Tax Band - E

### EPC Rating - D

### Do You Have A Property To Sell?

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.

### 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.

### 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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the

most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### 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

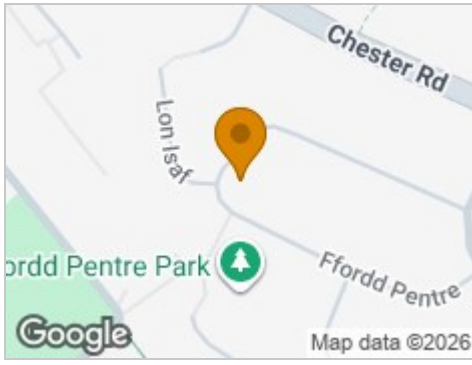
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.



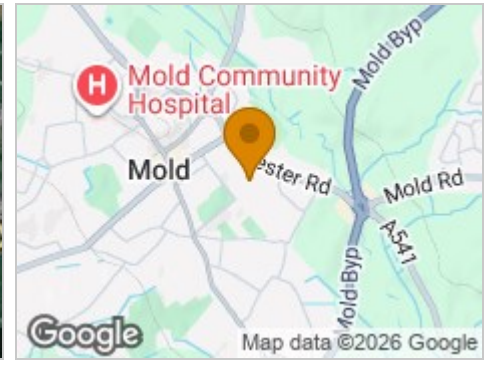
## Road Map



## Hybrid Map



## Terrain Map



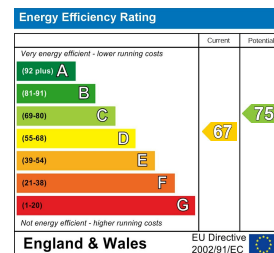
## Floor Plan



## 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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