



14 Mountain View Avenue Mold, Flintshire CH7 6XX

If you are looking for an immaculately presented three bedroom family home in walking distance of excellent schools and only a few moments' drive of Mold or Buckley, with a spacious through lounge, lovely enclosed rear garden where you and the children can relax... then we have a wonderful NewHome4U

- THREE BEDROOM SEMI DETACHED
- EXCELLENT CONDITION
- CONVENIENT FOR LOCAL SHOPS AND AMENITIES
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- VERY POPULAR LOCATION
- THROUGH LOUNGE DINING ROOM
- ATTRACTIVE GARDENS
- CLOSE TO SEVERAL HIGHLY REGARDED SCHOOLS
- FITTED KITCHEN
- DETACHED GARAGE

Offers in the region of £169,995

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Mynydd Isa is one of those areas that are always popular among house-hunters, which is hardly surprising when you weigh up the pros and cons. It is an established residential village that in spite of its growth in recent years has managed to remain just that; a village. Being a village is more than mere architecture, it needs a heart and a spirit of community and this is what this village provides in spades. That it has its own little shopping parade, pub, library and sports facilities is almost incidental, it is a village because people think of it and treat it as such; and long may this continue.

Mountain View is, at first glance, a normal road but approaching the door of this home up the steep driveway you realise the aptness of its name. With the lowering presence of Moel Famau plainly visible above the adjacent rooftops, what else could it be called? The extensive vista afforded by the elevated position is a sight of which you would never tire; the even better news is that it comes with the house and it's free.

A virtually maintenance free garden lies to the front beside the drive up past the back door and towards the detached garage at the rear. This is covered in bark and dotted with decorative shrubs and rocks and has a path of stepping stones to the steps up to the front door. These steps lead to a canopy style porch offering protection for the front door, making unloading shopping from the car far less painful in wet weather but less conveniently, encouraging carol singers... Beside the white UPVC front door, an additional glass panel allows light to flood into the hallway which is always a bonus.

The light wood laminate floor of the hall gives the space a modern and contemporary feel before the staircase rises in front of us. At the far end of the hall is the door into the kitchen with its practical ceramic floor and classic 'U' shaped layout of fitted units. These provide large work surfaces and space for all the labour saving hardware the modern family has come to expect. The condition of the fittings in here is a tribute to the current owners, looking as fresh as the day they were installed. Beside the back door in the space usually dedicated to the under-stair storage cupboard sits a large tall fridge freezer while opposite the back door another internal door allows access into the through lounge/dining room.

With its large picture window overlooking the front of the home this is a comfortably proportioned room that widens out slightly as we move into the lounge section. In here there is ample room for one of the massive and space-hungry settees that are so in vogue today, along with the TV and a focal point provided by the impressively realistic electric living flame fire mounted on the wall of the chimney breast. The dining area, although slightly narrower still easily accommodates a full sized dining table while allowing diners space to negotiate their way around it without disturbing those already seated. Apart from anything else, this reduces spillages and keeps tempers from fraying which can never be a bad thing.

At the rear of the dining room is a large set of French doors which open onto a paved section of patio stretching half way across the rear of the home before giving way to crushed slate. A small brick store stands proud of the side of the detached garage, alongside a series of steps up onto the lawn area which in turn gives way to another paved space behind the garage and further areas of varying heights and coverings with a wooden garden shed in the far corner. I know it sounds a bit of a mish-mash but is in fact a very pleasant place to relax with family and friends over a drink and a BBQ, should the day come when anyone is allowed round...

Returning indoors and up the stairs, we turn towards the front of the home to find the smallest of the bedrooms. In common with the vast majority of third bedrooms in homes of this type this is strictly a single room but never think of it as an uncomfortable one. There is ample room for a single bed along with various items of free standing furniture assuming your collection does not stretch to reproduction Louis XIV wardrobes.

Beside here and also overlooking the front is the main bedroom, a very comfortable double room taking full advantage of the extensive views. In here is space for the double bed with twin bedside cabinets, a large double chest of drawers and a free standing three door wardrobe all while leaving ample floor space to move about with ease.

Moving towards the rear we find the remaining bedroom, marginally smaller than its compatriot but still a good sized double room with a pleasing outlook over the rear garden. This room also has the advantage of offering a large set of fitted wardrobes, minimising the reliance on free standing furniture and which in turn, provides additional floor space and turns a comfortable room into a spacious one.

Last but not least we come to the family bathroom, a room which does exactly what it says on the tin. Tiled in white from floor to ceiling, it houses a suite comprising a pedestal hand basin, lavatory and a traditional bath half the length of which is concealed by a glass side screen which protects the room from any overspill from the shower above. This draws its hot water straight from the home's central heating system, avoiding the feeble trickle offered by many electric showers on the market and getting you wet all in one go.

Useful information:

COUNCIL TAX BAND: C



ELECTRIC & GAS BILLS: TBA
WATER BILL: TBA

NB: Figures based on current owner's usage.

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a splendid home for a small family, positioned as it is within walking distance of several highly regarded schools and having a garden to captivate the imagination of any youngster. That it is also in excellent condition and offers comfortable and spacious accommodation for the adults is simply a bonus. Offering the sort of views rarely found in suburbia and an address many seek as their destination of choice this one will not be on the market for long so if it ticks your boxes, give us a call and be first in the queue.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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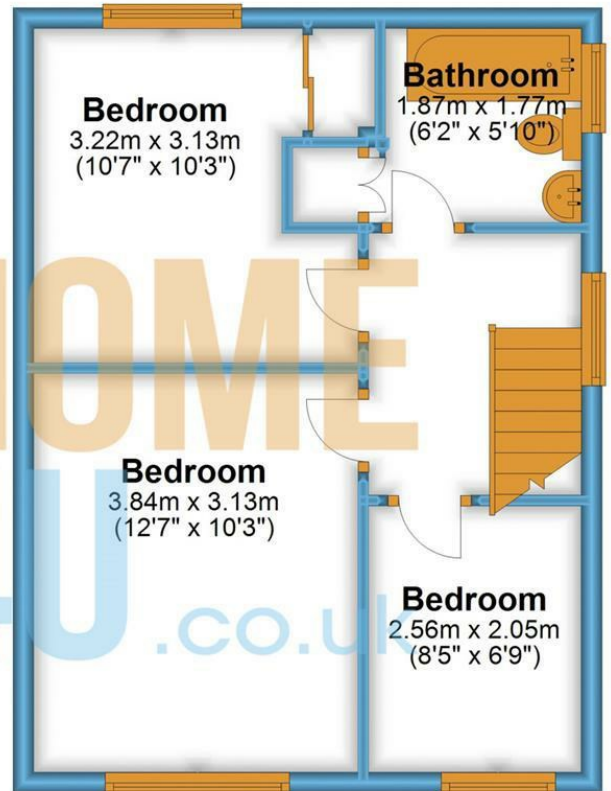
Ground Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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