

The Annexe, Mold Road, Ewloe, Flintshire, CH5 3AZ
O.I.R.O £160,000 **MM10927**



DESCRIPTION: Situated in a popular and convenient location is this generous size 2-bedroom property which has living accommodation to briefly comprise modern fitted kitchen/diner with integrated appliances, lounge, ground floor bedroom, inner hall, wet room and to the first floor there is the master bedroom with ensuite shower room. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are good size gardens, carport, workshop and off-road parking. As selling agents we would recommend an inspection of the property to fully appreciate the accommodation on offer and the outside space.

FREEHOLD COUNCIL TAX BAND B

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: From the agents Mold office turn right and proceed down to the mini roundabout turning right onto Chester Road. Continue out of town along the Chester Road and at the main roundabout take the first exit onto the bypass, proceed along the bypass to the roundabout taking the 3rd exit for Queensferry (A494) continue through 2 sets of traffic lights and proceed onto the bypass taking the 2nd exit for Ewloe and at the roundabout take the first exit and proceed past the school and the property will be noted on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought-after location with easy access to local amenities the town centres of Mold/Buckley and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

KITCHEN/DINER: 13' 4" x 12' 6" (4.06m x 3.81m) Two panelled radiators. The kitchen is fitted with a modern range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Wall mounted gas heating boiler. Plumbing for automatic washing machine. UPVC rear entrance door. Double doors leading to lounge.



LOUNGE: 16' 4" x 13' 1" (4.98m x 3.99m) Two Panelled radiators. Wood effect floor covering. TV point. Patio doors leading to rear garden.



BEDROOM (DOWNSTAIRS) 13' 1" x 9' 2" (3.99m x 2.79m) Panelled radiator. Coved ceiling. Wood effect floor covering. Window to front elevation.



INNER HALL: Wood effect floor covering. Stairs rising to first floor. Door leading to wet room

WET ROOM: 12' 5" x 7' 6" (3.78m x 2.29m) Panelled radiator. Fitted 3-piece white suite comprising wc, wash hand basin and shower. Part tiled walls. Inset ceiling lighting. Part tiled floor.



FIRST FLOOR:

MASTER BEDROOM: 18' 2" x 12' 4" (5.54m x 3.76m) Panelled radiator. Fitted range of wardrobe facilities and storage lockers. Wood effect floor covering. Three Sky lights.



ENSUITE: Panelled radiator. Fitted 3-piece suite comprising wc, wash hand basin set in vanity unit and shower enclosure with fitted shower. Wood effect floor.



OUTSIDE: To the front of the property there are low maintenance gardens and a drive providing off road parking which leads to the carport and gives access to the side and rear. To the side of the property there is a large workshop and to the rear there are generous size low maintenance gardens. Outside lighting.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey