

21 Rhodfa Helyg

MM11001



LEESWOOD

£199,950

21 Rhodfa Helyg, Leeswood , Mold , Flintshire , CH7 4UJ
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DESCRIPTION: Situated in a popular village location is this impressive 3 bedroom semi-detached family home with spacious living accommodation to briefly comprise entrance porch, lounge with fitted log burner, modern fitted kitchen/diner with integrated appliances, conservatory and to the first floor there are 3 bedrooms and a shower room. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are good size gardens, ample off-road parking and a double garage which is part converted into a man cave with fitted bar. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size and quality of the accommodation on offer. **FREEHOLD: COUNCIL TAX BAND C.**

GEORGE A 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 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Mold office turn left and proceed to the traffic lights turning left onto Wrexham Street, Continue out of town passing over the roundabout and continue taking a right turn signposted Leeswood, continue along the country lane until you enter the village turning left into Oak Drive, continue along Oak Drive turning right into Rhodfa Helyg and the property will be noted on the right hand side via the Molyneux for sale sign.

LOCATION Situated in a popular village location with easy access to village amenities, the market town of Mold and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH Tiled floor. Electric metre cupboard. UPVC front entrance door.



LOUNGE: 17' 2" x 14' 6" (5.23m x 4.42m) Panelled radiator. Wood effect floor covering. Under stairs storage. Tv point. Feature log burner set on a tiled base with tiled surround with exposed flue. Stairs rising to first floor.



KITCHEN/DINER: 15' 1" x 8' 8" (4.6m x 2.64m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces with inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood, oven, microwave, fridge and dishwasher. Under-stairs storage housing Worcester gas heating boiler. Inset ceiling lighting. Tiled floor. French doors leading to conservatory. UPVC door leading to side of porch.

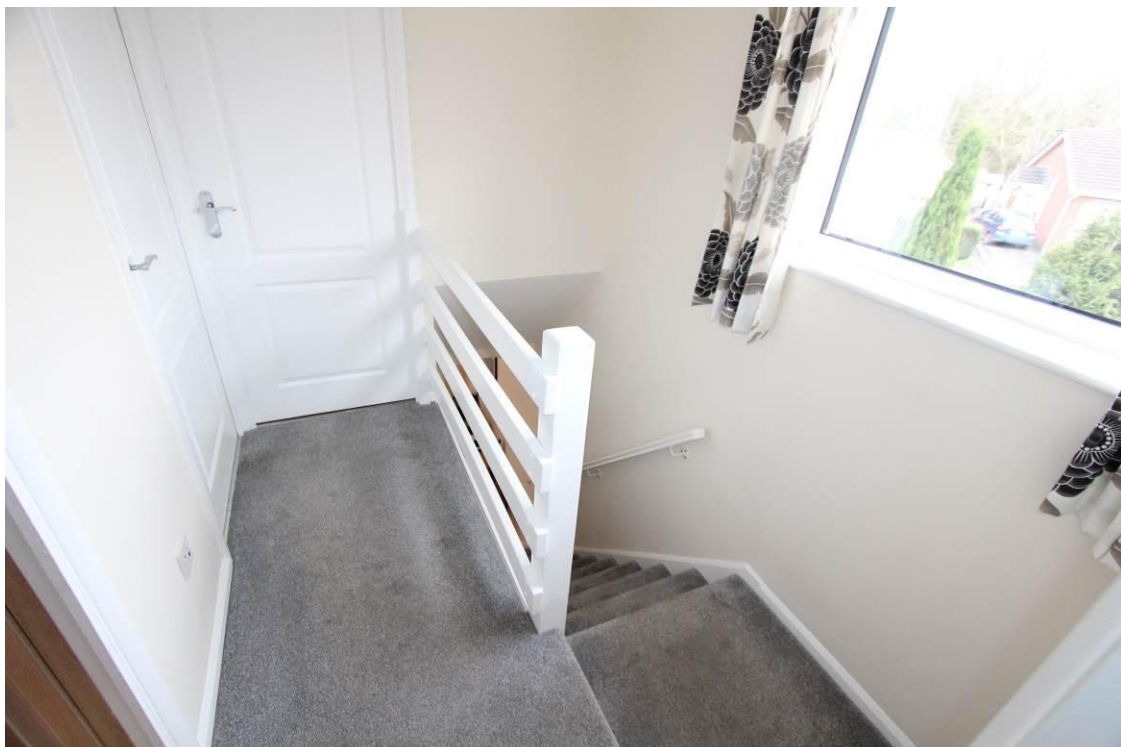


SIDE PORCH: Tiled floor. UPVC doors leading to front and rear. Door leading to man cave.

CONSERVATORY: 12' 2" x 10' (3.71m x 3.05m) Panelled radiator. Tiled floor. French doors leading to rear garden.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and shower room.



BEDROOM 1: 13' 6(max)" x 8' 4" (4.11m x 2.54m) Panelled radiator. Tv point. Fitted of 5 door wardrobe facilities with matching chest of draws and bed side cabinet. Window to rear elevation.



BEDROOM 2: 12' 8" x 8' 4" (3.86m x 2.54m) Panelled radiator. Wood effect floor covering. Window to front elevation.



BEDROOM 3: 9' 9" x 6' (2.97m x 1.83m) Panelled radiator. Wood effect floor covering. Built in cupboard Window to front elevation.



SHOWER ROOM: 8' 7" x 6' (2.62m x 1.83m) Chrome style towel rail. Fitted 3 piece white suite comprising WC, wash hand basin and large shower enclosure with fitted shower. Inset ceiling lighting.



MAN CAVE: Mancave with fitted bar, space for washing machine, dryer and fridge freezer. WC with fitted 2-piece suite comprising WC and wash hand basin. To the rear of the man cave there is an additional store room (9'7 X 7'2) which could make an ideal home office.



OUTSIDE: To the front of the property there are low maintenance gardens and a drive to the side providing ample off-road parking for a number of cars which leads to the former double garage which has been adapted to incorporate a single garage with up and over door and power and lighting laid on and adjacent man cave. The rear gardens are generous in size comprising decked/ patio seating areas with lawned gardens with shrub/flower borders. Outside lighting. 2 Further garden stores.



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

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