

9 Silverstone Drive, Mynydd Isa, Flintshire, CH7 2QQ
£299,950 MM11036



DESCRIPTION: Situated in a popular and sought after location is this truly stunning 4 bedroom link detached family home which has been fully refurbished by the present owners to a high standard. The property has an open plan theme to the ground floor to comprise entrance hall, lounge, dining area, NEW fitted kitchen with integrated appliances, inner hall, downstairs shower room and to the first floor there are 4 bedrooms and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are generous size gardens, the rear having a pleasant open aspect. As selling agents we would highly recommend an inspection of the property to fully appreciate the size and quality of the accommodation on offer. FREEHOLD. COUNCIL TAX BAND D.

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

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

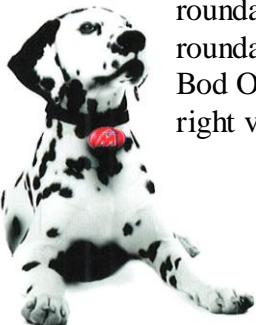
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS From the agents Mold office turn right and proceed down to the mini roundabout, take the 3rd exit and proceed out of town along the Chester Road to the main roundabout taking the 3rd exit for Mynydd Isa, continue up the hill taking a right turn into Bod Offa Drive and 2nd right into Springfield Drive and the property will be noted on the right 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 the market town of Mold, Buckley town centre and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. UPVC front entrance door.



LOUNGE: 16' x 15' 4" (4.88m x 4.67m) Panelled radiator. Inset ceiling lighting. Wood effect floor covering.



DINING AREA: 11' 1" x 9' 6" (3.38m x 2.9m) Panelled radiator. Wood effect floor covering.



KITCHEN: 16' 4" x 10' 2" (4.98m x 3.1m) The kitchen is fitted with a comprehensive range of NEW of wall and base units with worktop surfaces with inset bowl and drainer with integrated appliances to include hob, extractor hood, oven, microwave, fridge freezer, dish washer and wine cooler. Wood effect floor covering. Inset ceiling lighting. UPVC door to rear elevation.



INNER HALL: Wood effect floor covering. Door leading to shower room. Door leading to garage.



SHOWER ROOM: Chrome style towel rail. Inset ceiling lighting. Fitted 3 piece suite comprising wc, wash hand basin set in vanity unit and tiled shower enclosure with fitted shower.



STAIRS AND LANDING: Loft access. Built in cupboard housing gas heating boiler. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 11' x 10' 4" (3.35m x 3.15m) Panelled radiator. Window to front elevation.



BEDROOM 2: 10' 8" x 9' 6" (3.25m x 2.9m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 11' 1" x 8' (3.38m x 2.44m) Panelled radiator. Window to front elevation.



BEDROOM 4: 9' 5" x 7' 7" (2.87m x 2.31m) Panelled radiator. Window to rear elevation.



BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above and screen.



OUTSIDE: To the front of the property there is a drive providing off road parking which leads to the single garage with up and over door, power and lighting, fitted base unit with worktop services and inset stainless steel sink unit with space below for dryer/washing machine. To the front there is additional hard standing providing further off road parking and to the rear there are extensive lawned gardens which offer a pleasant aspect with views over the surrounding countryside and a large decked seating area.



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.

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

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|--|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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