

CHANGING HOME



Dingle View, Corwen Road | Pontybodkin | Mold | CH7 4TE

£255,000

A modern three bedroom detached home with 2 bathrooms set within the lovely village of Pontybodkin in the heart of the North Wales countryside. There is an large integral garage and bedroom with en-suite to the ground floor. Living and sleeping accommodation on the first floor leads out onto the rear garden that overlooks open countryside. NO ONWARD CHAIN.

Property Description

LOCATION

Pontybodkin is a small village set in the heart of the beautiful North Wales countryside around 5 miles from the town of Mold. There are local amenities such as shops, public houses and playing fields within the village. Chester is just over 10 miles distant. Penyffordd railway station is around 3 miles away.

HALL

Accessed via a UPVC front door.

BEDROOM 1

12' 9" max x 19' 10" (3.89m x 6.05m) max. With 2 radiators and 2 frosted UPVC double glazed windows to the side. UPVC double glazed window to the front.

EN-SUITE

7' 2" x 6' 0" (2.18m x 1.83m) With a white suite of a WC, wash hand basin and tiled shower cubicle. Tiled floor and extractor fan.

UTILITY ROOM

7' 2" x 6' 3" (2.18m x 1.91m) With fitted floor and wall units. Stainless steel sink unit. Space for a washing machine and tumble dryer. Tiled floor, radiator and extractor fan.

INTEGRAL GARAGE

28' 3" x 8' 4" (8.61m x 2.54m) With up and over door. Power and light. Door to the Hall and Utility Room.

LIVING ROOM

12' 1" x 12' 5" (3.68m x 3.78m) max. With 2 UPVC double glazed windows and UPVC double glazed French doors to the rear garden. Radiator, electric fire and coved ceiling.



KITCHEN

10' 9" x 9' 7" (3.28m x 2.92m) and 4' 4" x 5' 5" (1.32m x 1.65m) With a range of fitted wall and floor units. 1 1/2 bowl stainless steel sink unit. Tiled floor and radiator. Logic combi boiler. Oven, ceramic hob and extractor fan. Space for fridge. UPVC double glazed. French doors to the rear garden.

BEDROOM 2

12' 7" x 8' 10" (3.84m x 2.69m) With built in overstairs cupboard, radiator and UPVC double glazed window.

BEDROOM 3

12' 8" max x 8' 7" approx.(3.86m x 2.62m) With radiator and 2 UPVC double glazed windows.

BATHROOM

6' 0" x 6' 4" (1.83m x 1.93m) With a white suite of a WC, wash hand basin and paneled bath. Frosted UPVC double glazed window, extractor fan, spotlights and radiator.

CONSERVATORY

10' 0" x 6' 1" (3.05m x 1.85m) max. With tiled floor and wall light point. UPVC double glazed windows and door to the rear.

GARDEN

To the front is the drive and lawn. Steps and gate lead to the back. The rear garden is most attractive with a sunny aspect and views over open countryside. There is a patio and lawn.





Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements