

**9 Pine Grove**

**MM1059**



**MYNYDD ISA**

**Offers Over**

**NO ONWARD CHAIN**

**£200,000**

9 Pine Grove, Mynydd Isa, Flintshire, CH7 6XU  
NO ONWARD CHAIN Offers Over £200,000 MM1059



**DESCRIPTION: \*\*\*CHAIN FREE PROPERTY\*\*\*** Situated in the very popular and much sought after village location of Mynydd Isa in a quiet residential cul-de-sac is this spacious and well-presented 2-bedroom semi-detached bungalow with internal accommodation to briefly comprise entrance hall, large, airy lounge/diner with fitted fireplace, fitted kitchen, 2 double bedrooms and a shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous, well established gardens to the front and rear, a large drive providing ample off-road parking and a single garage. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient village location. FREEHOLD. COUNCIL TAX BAND D. **\*\*\*CHAIN FREE\*\*\***

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**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 10.00am – 2.00pm Saturday

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**DIRECTIONS:** From the agents Mold office turn right and proceed down Chester Street to the mini roundabout and turn right and proceed out of the town along the Chester Road and at the main roundabout take the 2nd exit for Mynydd Isa/Buckley and continue up the hill until Park Ave will be noted on the left hand side, turn left and in a short distance Pine Grove will be noted on the right, turn right into the cul de sac and the property will be noted via the Molyneux for sale sign.

**LOCATION:** In a quiet, residential cul-de-sac. The Bungalow is situated in the popular and much sought after village location of Mynydd Isa with its many local amenities, with easy access to the popular town centres of Mold and Buckley and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**ENTRANCE HALL:** Spacious hallway with panelled radiator. Coved ceiling. Electric metre cupboard. Attractive composite front entrance door.



**LOUNGE:** 17' x 14' 10" (5.18m x 4.52m) Bright and airy Lounge with Panelled radiator. Coved ceiling. Tv point. Fitted feature fire surround with inset living flame gas fire gives the room a cosy feel during the winter months. The room is spacious enough to accommodate a dining table and chairs.



**KITCHEN:** 9' 9" x 9' (2.97m x 2.74m) The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Coved ceiling. Wall mounted gas heating boiler. Window to rear elevation keeps the room bright. Door leading to garage.





**BEDROOM 1:** 17' 5" x 11' 6" (5.31m x 3.51m) Bright, spacious double bedroom with Panelled radiator. Window to front elevation which gives the room plenty of natural light.



**BEDROOM 2:** 12' 4" x 8' (3.76m x 2.44m) Good sized second bedroom Panelled radiator. Coved ceiling. Window to front elevation.



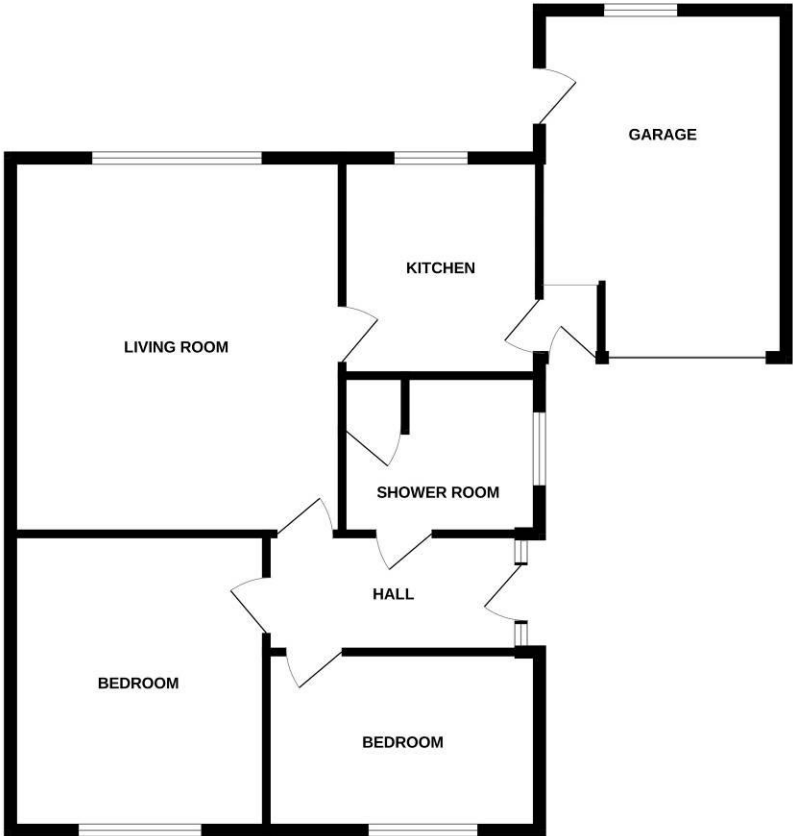
**SHOWER ROOM:** Fully tiled shower room with panelled radiator. Fitted 3-piece white suite comprising wc, wash hand basin and large shower enclosure with fitted shower. Tiled walls. Built in airing cupboard.



**OUTSIDE:** To the front of the property there are well maintained lawned gardens with flower/shrub borders and a large drive providing ample off-road parking which leads to the good size garage (15'9 X 11'0) with power lighting and water laid on with up and over door and additional pedestrian doors to the front and rear. To the rear there are further well-established, good-sized gardens laid to lawn with pretty flower and shrub borders. Patio area for outside dining and handy outside lighting. Outside tap and garden store.



**GROUND FLOOR**  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

**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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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