

5 Maes Y Dre

MM11084



MOLD

**OFFERS OVER
£155,000**

5 Maes Y Dre, Mold, Flintshire, CH7 1BU
Offers Over £155,000 MM11084



DESCRIPTION: Situated in a sought after and convenient location being easily accessible to the town centre is this spacious 3-bedroom semi-detached property which requires some updating with internal accommodation to briefly comprise entrance hall, dining room, lounge, fitted kitchen/breakfast room and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are pleasant gardens with an open aspect to the rear. **IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY. 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 right and proceed down Chester Street to the mini roundabout turning left and continue to the main roundabout taking the 3rd exit onto the Denbigh Road, continue past Lidl Supermarket and Maes Y Dre will be noted on the right before the roundabout, number 5 being noted via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Mold town centre facilities, schools for all ages 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. Stairs rising to first floor. UPVC door leading to side of property.



DINING ROOM: 11' 10" x 8' 10" (3.61 m x 2.69m) Panelled radiator. Fitted marble style fire surround. Gas fire point.



LOUNGE: 16' 5" x 10' 10" (5m x 3.3m) Panelled radiator. Marble style fire surround. Tv point.



KITCHEN/BREAKFAST ROOM: 20' 2" x 8' 1" (6.15m x 2.46m) Panelled radiator. 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. Space for cooker with extractor above. Fitted breakfast bar. Plumbing for washing machine. Tiled floor. UPVC rear entrance door.



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



BEDROOM 1: 15' x 11' (4.57m x 3.35m) Panelled radiator. Built in cupboard. Tv point. Window to front elevation.



BEDROOM 2: 11' 10" x 9' (3.61 m x 2.74m) Panelled radiator. Built in cupboard. Window to front elevation.



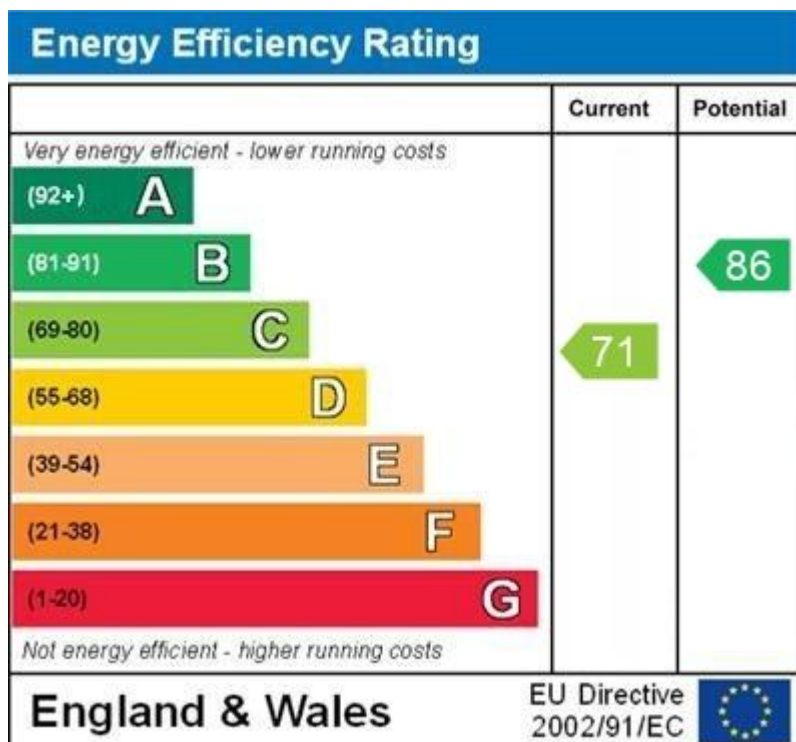
BEDROOM 3: 8' 3" x 8' 1" (2.51 m x 2.46m) Panelled radiator. Built in cupboard. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls.



OUTSIDE: To the front of the property there is a gravelled garden area with centre stocked shrub/flower bed and to the side there is a path leading to the side entrance and a gated access to the rear enclosed garden which offers a private aspect with open fields to the rear. The rear is part lawned, paved and gravelled. Outside store. 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