



**Carton Road**  
Mynydd Isa, Mold

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£300,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



## 24 Carton Road, Mynydd Isa

Spacious four bed home near Argoed School with ensuite, conservatory, large garage, workshop, off-road parking, and local amenities. Chain free and ideal for families. Early viewing advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED 4 BEDROOM FAMILY HOME
- LARGE GARAGE WITH ELECTRIC ROLLER SHUTTER AND ADDITIONAL WORKSHOP
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- FULL ENSUITE AND FAMILY BATHROOM
- QUIET RESIDENTIAL AREA
- BRIEF WALK TO THE NEW ARGOED SCHOOL CAMPUS
- CLOSE TO BUS STOPS, PARK, RESTURANT/PUB AND LOCAL SHOPS
- 1 MILE FROM MOLD TOWN CENTRE
- CHAIN FREE

  
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### **Porch**

Accessed via a composite door with double glazed windows to the side and front, door opening to the entrance hallway

### **Entrance Hallway**

Door opening to the lounge and door to kitchen/diner, understairs storage cupboard, stairs to the first floor, wall mounted radiator

### **Lounge**

15' 2" x 12' 5" (4.62m x 3.79m)

PVC double glazed window to the front aspect, space for a feature fire place, wall mounted radiator, door opening to the kitchen/diner

### **Kitchen / Dining Room**

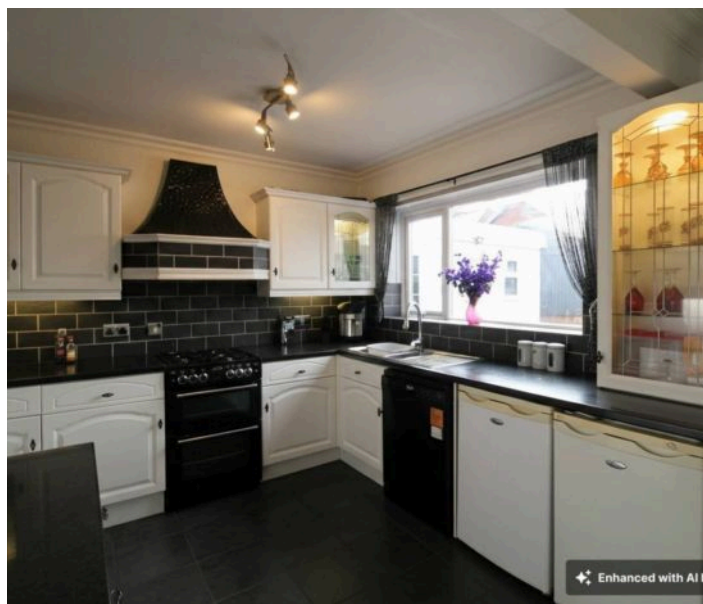
18' 5" x 9' 2" (5.61m x 2.79m)

A modern range of wall, drawer and base units, worktop with 1.5 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge and freezer, space for an oven with ornate chimney style extractor hood over. PVC double glazed window to the rear garden, double doors opening to the conservatory, wall mounted radiator, door to entrance hallway

### **Conservatory**

11' 0" x 10' 5" (3.35m x 3.18m)

PVC double glazed window to the sides and rear, PVC french doors opening to the rear garden,





### First Floor Landing

Doors opening to the bedrooms and bathroom, stairs to the attic hobby room, wall mounted radiator

### Bedroom One

15' 6" x 9' 2" (4.72m x 2.79m)

PVC double glazed window to the front aspect with hill views, a range of fitted wardrobes, wall mounted radiator, door to ensuite

### Ensuite

A suite comprising a corner bath, close coupled WC and vanity wash hand basin with cupboards under, tiled walls, obscure PVC double glazed window to the rear, towel radiator

### Bedroom Two

13' 5" x 10' 5" (4.09m x 3.18m)

PVC double glazed window to the front with hill views, built in wardrobe with sliding mirrored doors, wall mounted radiator

### Bedroom Three

10' 8" x 10' 2" (3.25m x 3.10m)

PVC double glazed window to the rear, wall mounted radiator

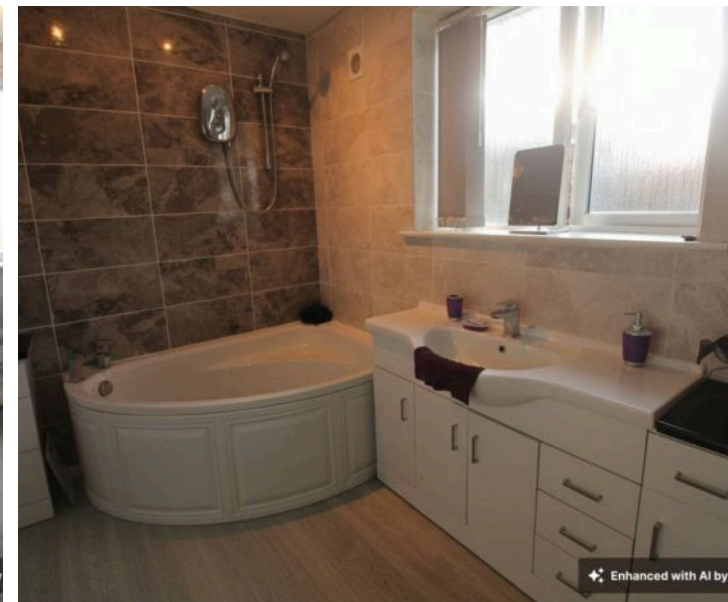
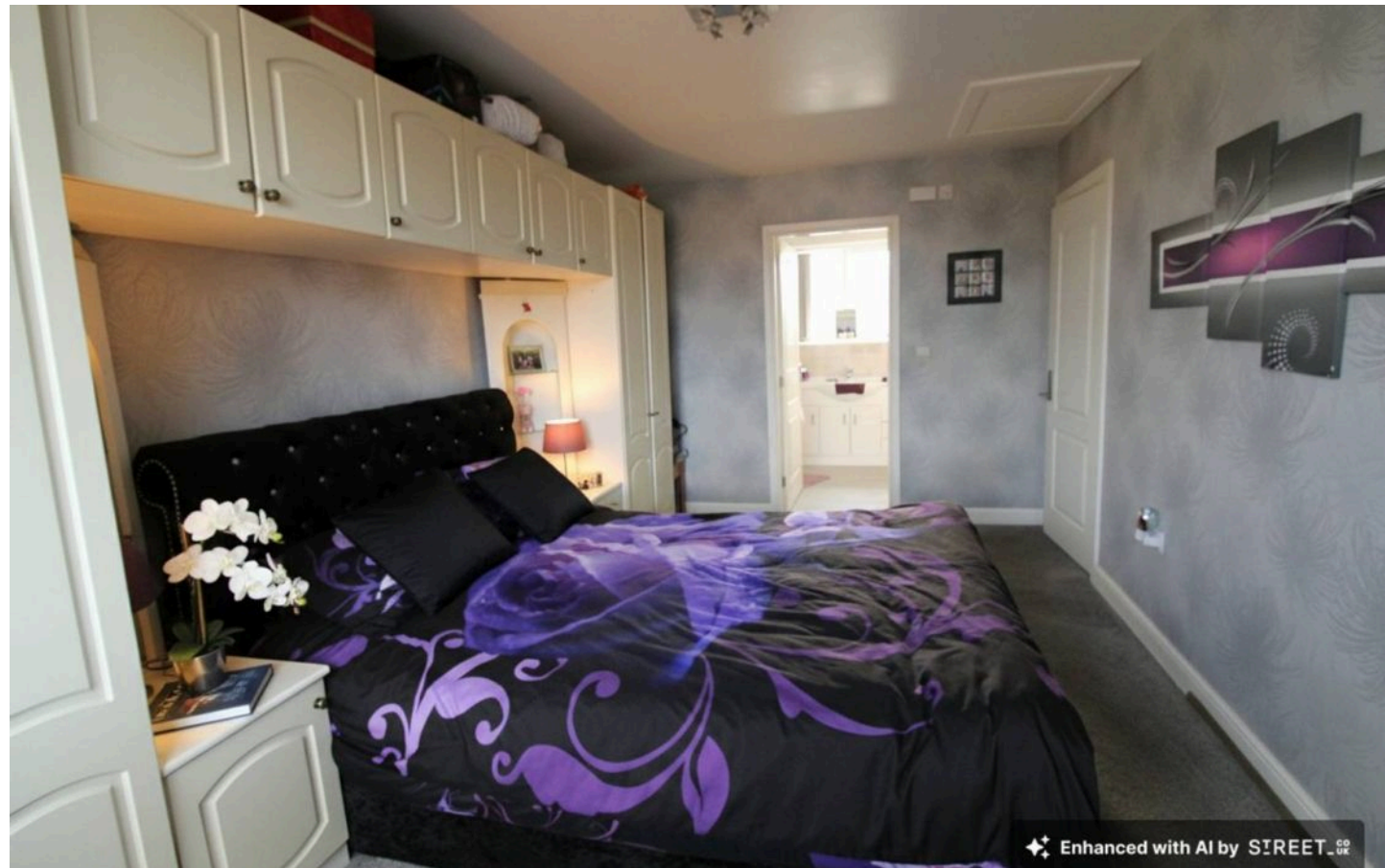
### Bedroom Four

10' 2" x 8' 0" (3.10m x 2.44m)

PVC double glazed window to the rear, wall mounted radiator

### Family Bathroom

A suite comprising a corner bath, close coupled WC and vanity wash hand basin with cupboards under, tiled walls, obscure PVC double glazed window to the rear, towel radiator, built in storage cupboard





**Attic Room**

11' 6" x 8' 5" (3.51m x 2.57m)

Velux window to the rear, storage cupboard, opening to the attic/hobby room

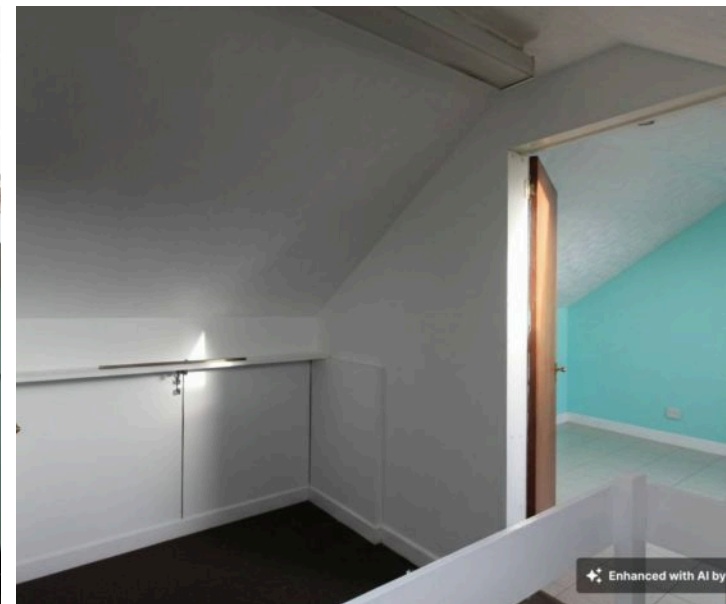
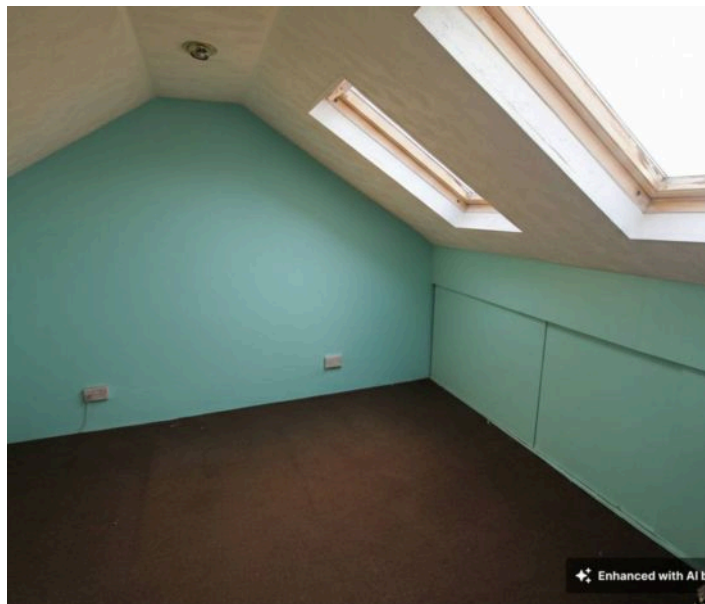
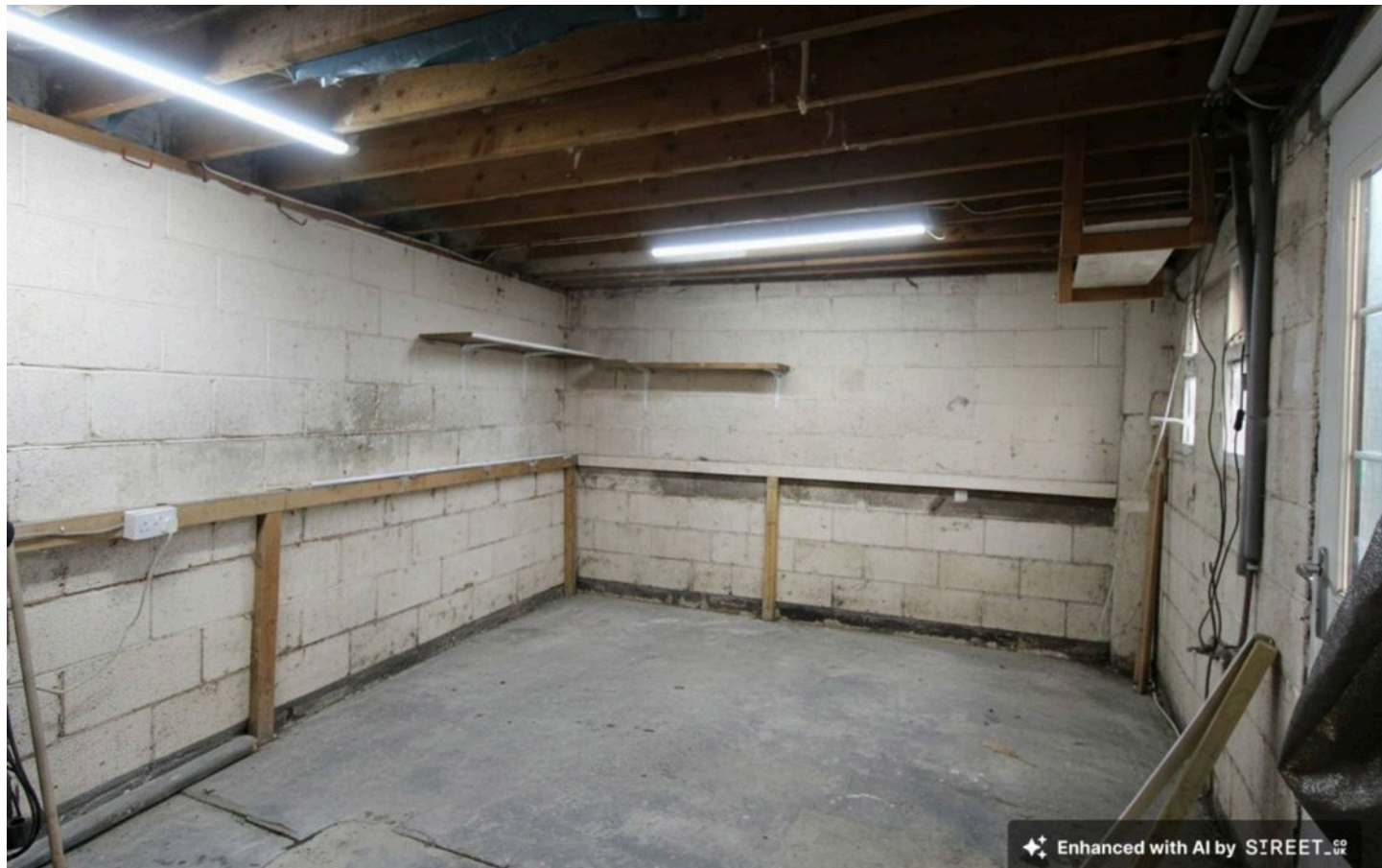
**Attic / Hobby Room**

11' 6" x 9' 5" (3.50m x 2.87m)

Velux window to the rear, enclosed eaves storage

**Workshop/ Utility**

Built in 2019 as an addition to the garage there is power points and light, sink and plumbing for a washing machine, an ideal workshop utility room and additional garage area







## REAR GARDEN

A low maintenance garden laid to paving with BBQ area and patio space with timber fencing surround and access to the brick built workshop/garage

## GARAGE

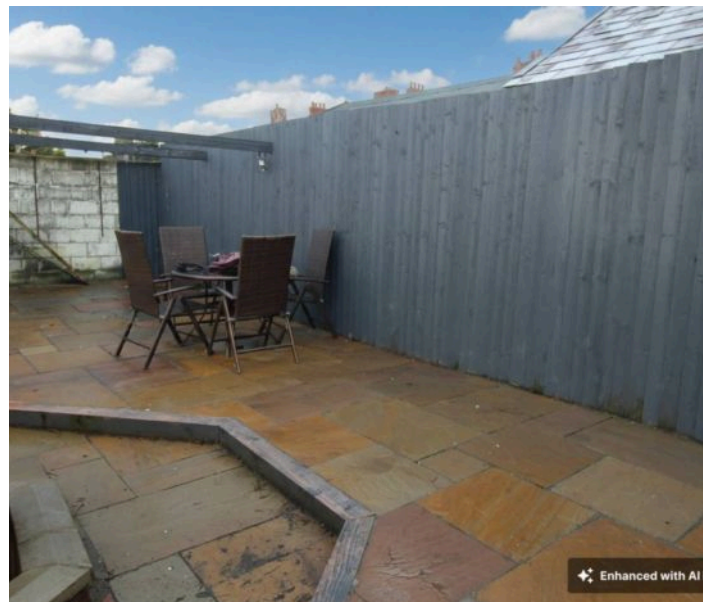
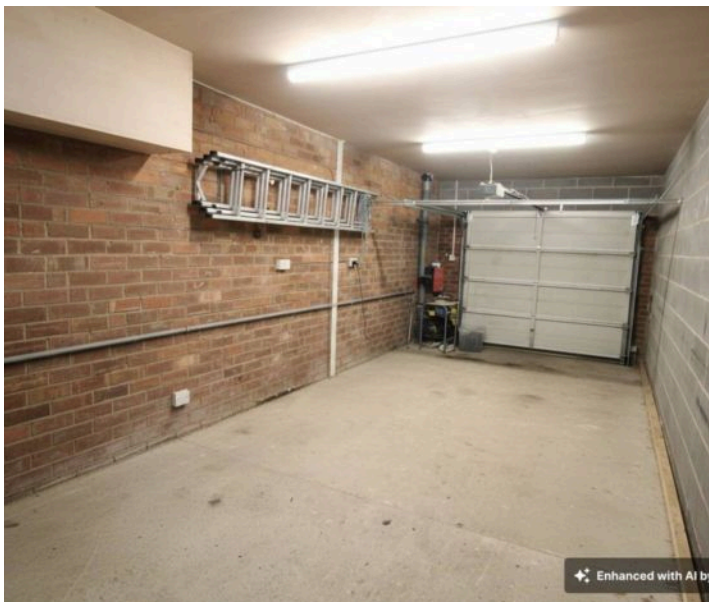
Double Garage

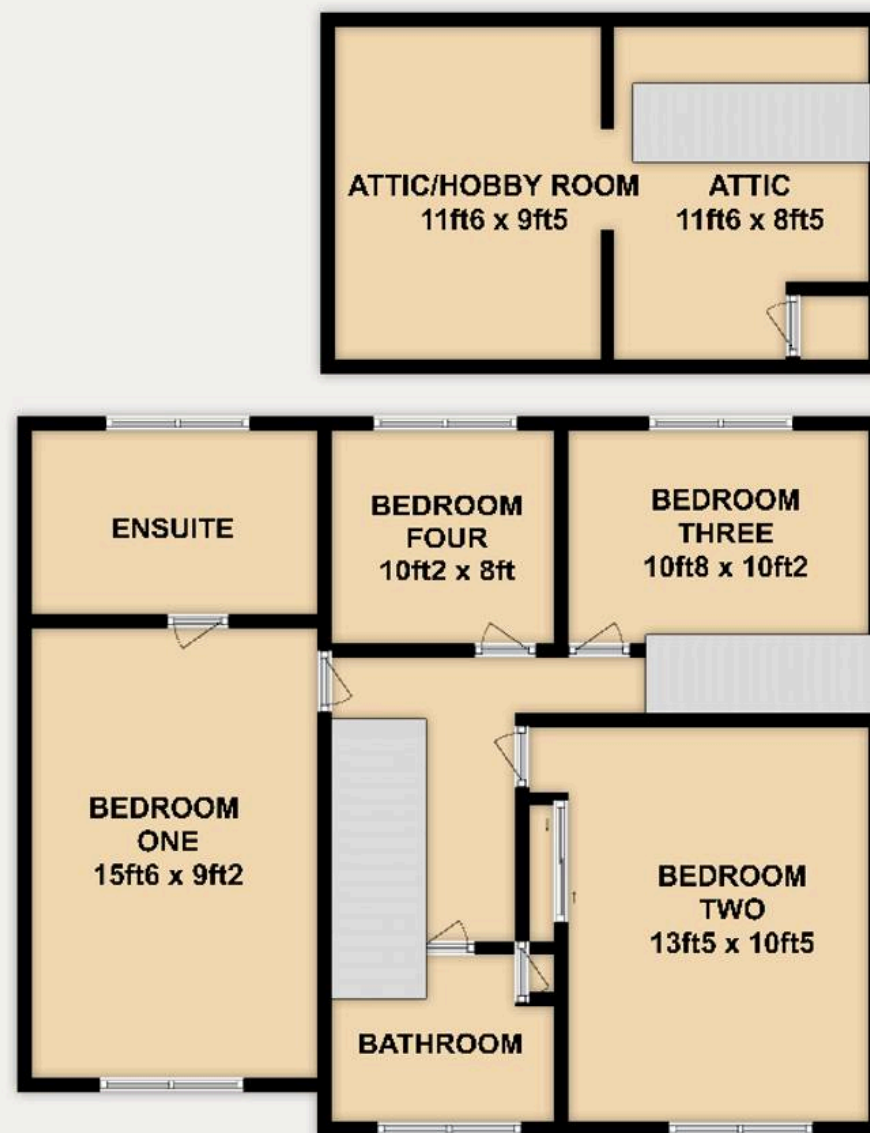
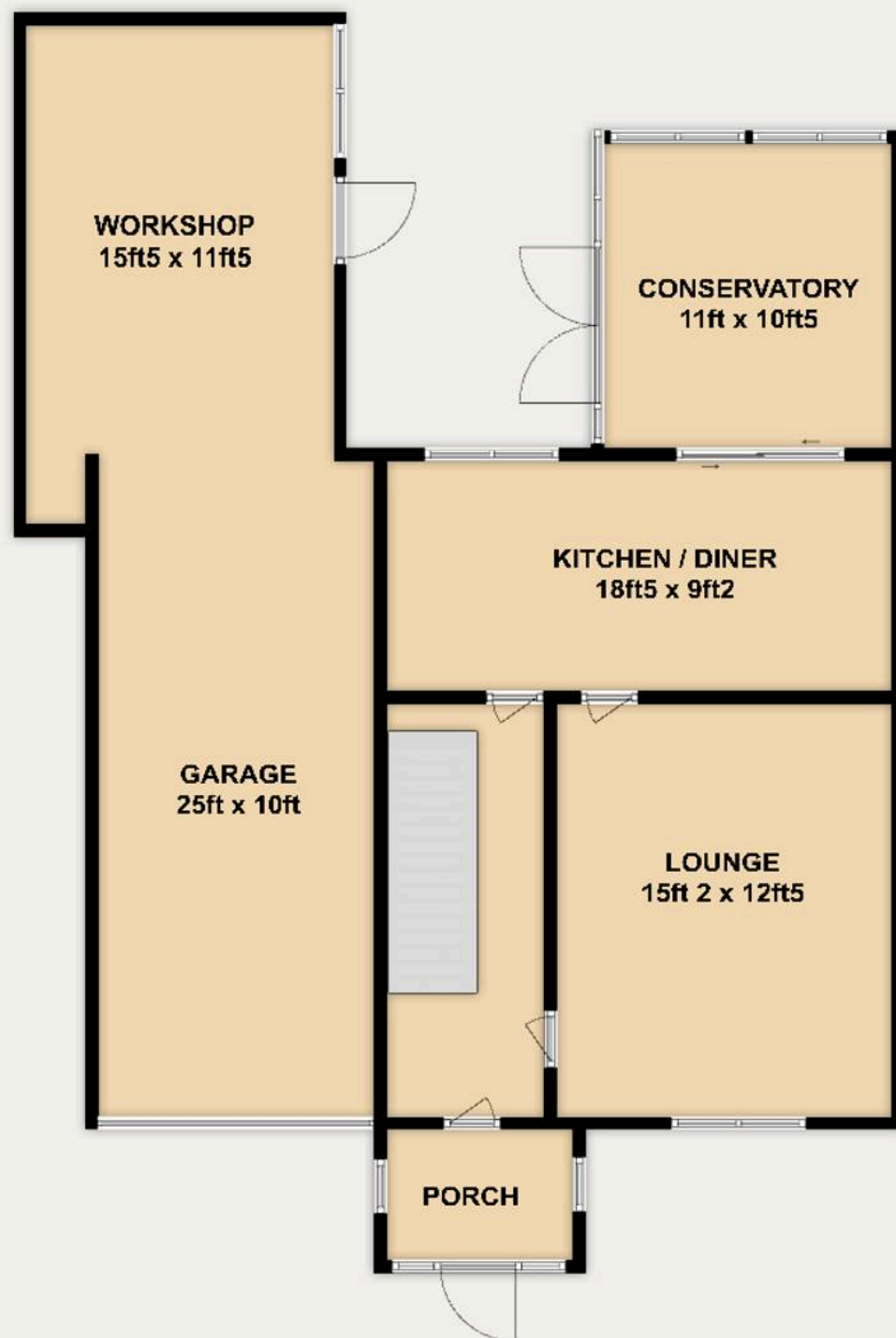
A larger than average garage accessed via an electric roller shutter door with power points and lights opening to a large workshop

## DRIVEWAY

3 Parking Spaces

A spacious driveway to the front with parking for circa 3 vehicles







# SWAIN HENNESSEY

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To arrange a viewing, call:

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