



**MOLYNEUX**  
ESTATE AGENTS - VALUERS - SURVEYORS

Ffordd Dwyfor, Greenfield, Near Holywell, Flintshire, CH8 7PR  
**NEW PRICE** £157,950 MH9767



**DESCRIPTION:** A stunning example of its type is this beautifully presented 3 bedroom extended family home situated within easy reach of the Greenfield Valley. The property has been improved by the present owners and offers ready to move into accommodation which provides: entrance hall, lounge with feature fireplace, through dining room with doors to the conservatory, comprehensively fitted modern kitchen, utility room, cloaks/w.c., master bedroom with en suite, two further bedrooms and modern bathroom. Gas heating and double glazing. Outside the gardens have been landscaped to the front and rear for enjoyment of alfresco dining and entertaining, Driveway providing parking for two cars. **VIEWING RECOMMENDED**

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**ANGELA WHITFIELD FNAEA – 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 – 1.00pm Saturday

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**DIRECTIONS:** Leave Holywell Ring Road at the exit for Greenfield and proceed down Well Hill into Greenfield after passing the pedestrian crossing turn left into Tan Y Felin and continue until taking the second right into Ffordd Dwyfor where the property will be seen on the left hand side.



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**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 an elevated position taking in views of the surrounding area in a popular residential location and being convenient for local shopping facilities and the Greenfield valley.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** UPVC front door with double glazed side panel. Radiator.

**LOUNGE AREA:** 16' 3" x 12' 5" (4.95m x 3.78m) Radiator. Double glazed window. Living flame gas fire with marble style fire surround. Opening to:-



**DINING AREA:** 10' 6" x 7' 1" (3.2m x 2.16m) Radiator and double glazed sliding doors to the:-



**CONSERVATORY:** 8' 9" x 8' 6" (2.67m x 2.59m) A relaxing space looking on to the gardens. Double glazed windows and door.



**KITCHEN:** 10' 4" x 8' 2" (3.15m x 2.49m) Radiator and double glazed window. one and a half sink unit with storage below and a comprehensive range of matching modern wall and base units with work surface over. Cupboard housing the gas boiler, Double electric oven and gas hob with extractor over. Complimentary tiling to the splash back area's. Bespoke wooden kitchen feature to recess for display.



**UTILITY ROOM:** 7' 3" x 5' 8" (2.21m x 1.73m) Plumbing for an automatic washing machine. Wall and base units with counter work surface area, space for a fridge/freezer. laminate floor and double glazed rear exit.



**CLOAKS/W.C.:** Double glazed window, w.c., wash hand basin, heated towel rail and complimentary tiling.

**STAIRS AND LANDING:** Double glazed window and linen cupboard.

**BEDROOM 1:** 13' 4" x 9' 3" (4.06m x 2.82m) Radiator and double glazed window.



**ENSUITE:** Radiator, w.c., wash hand basin and shower cubicle. Complimentary modern tiling.



**BEDROOM 2:** 9' 2" x 9' 1" (2.79m x 2.77m) Radiator and double glazed window. A double bedroom overlooking the rear garden.



**BEDROOM 3:** 7' 8" x 6' 4" (2.34m x 1.93m) Radiator and double glazed window.

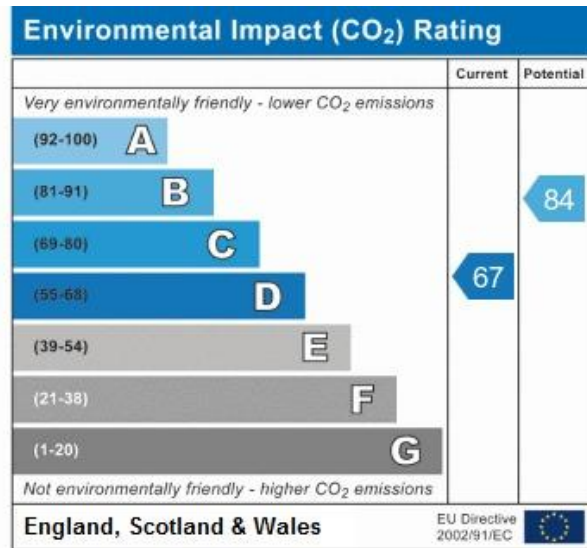
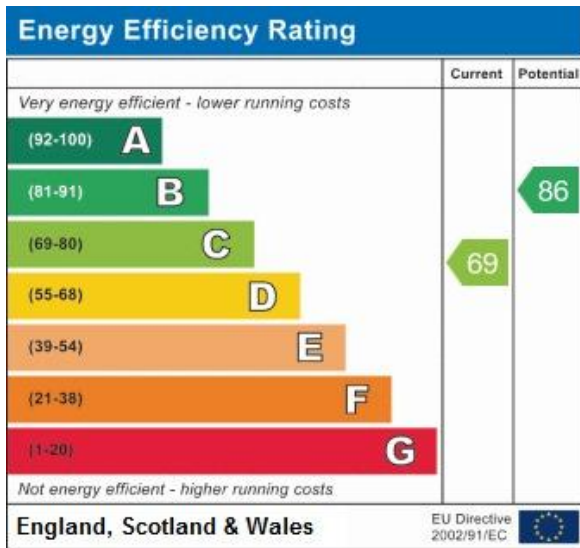


**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.

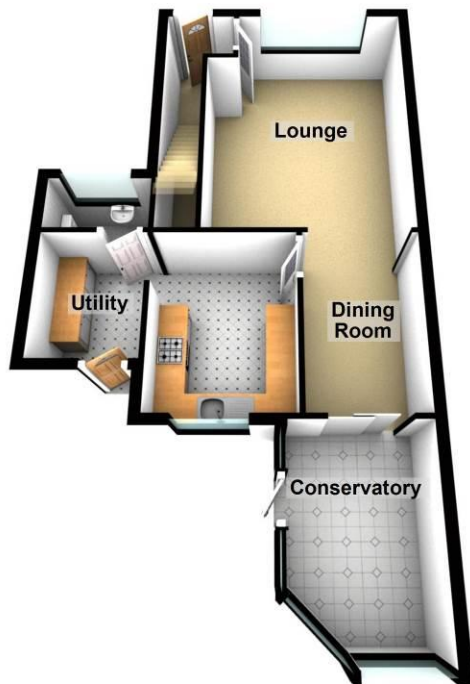


**OUTSIDE:** A drive to the side provides parking for two cars. The front garden is neatly laid to lawn with established well stocked borders and mature tree. To the rear is a paved patio area and lawn garden with steps to a low maintenance stone area with attractive feature rockery which is well stocked. Garden shed.





Ground Floor



First Floor



**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.