



NO ONWARD CHAIN | LAND TO REAR | SPACIOUS THROUGHOUT - A well-proportioned three-bedroom semi-detached family home situated on Mold Road, in the popular village of Mynydd Isa. Just a short distance from local amenities and within a few minutes' drive from main commuter routes. In brief, the property comprises; spacious entrance hallway with, living room with bow window, dining room with patio doors, kitchen/breakfast room with a range of integrated appliances. To the first floor there are three bedrooms and main bathroom with a three-piece suite. Externally to the rear there is a good-sized garden with a large timber decked patio area and grass lawn. Beyond the fence panels to the rear of the garden, is a further plot of land belonging to the property. To the front of the property there is a large driveway allowing off-road parking for multiple vehicles. Viewing is highly recommended.



NO ONWARD CHAIN
LARGE THREE BED SEMI
PLOT OF LAND TO REAR OF
GARDEN
WELL PRESENTED THROUGHOUT
AMPLE OFF ROAD PARKING
NOT TO BE MISSED







Entrance Hall	Stairs rising to the first floor, window under the stairs, doors leading into the living room, dining room and kitchen. Radiator to the side, power points.
Living Room	Double glazed bow window to the front, oak mantel piece with slate hearth and empty fireplace, radiator and power points.
Dining Room	A versatile room with uPVC patio doors to the rear, feature empty fireplace, radiator and power points.
Kitchen/Breakfast Room	Comprising of a fitted kitchen with wall, base and drawer units with complementary worktop surface and inset stainless steel sink with drainer. There are a range of integrated appliances to include; oven, electric hob, extractor fan and additional space for whitegoods. There are uPVC double glazed windows to the rear and side elevation, a door to the side leads out to the garden, wall mounted combi boiler, radiator and power points.
First Floor	Window to the side elevation, access to the loft via a ceiling hatch, doors leading to bedrooms and bathroom.
Bedroom One	A spacious double bedroom with a uPVC Window to the front elevation, radiator and power points.
Bedroom Two	A second double bedroom with a uPVC double glazed window to the rear elevation overlooking the garden, radiator and power points.
Bedroom Three	uPVC double glazed window to the front elevation, radiator and power points.
Bathroom	Three piece white suite with a 'P' shaped bath and overhead shower, low flush wc, wash hand basin, double glazed frosted window to the rear, vinyl flooring, tiled walls, chrome ladder style radiator.
Externally	Externally to the rear there is a good-sized garden with a large timber decked patio area and grass lawn. Beyond the fence panels to the rear of the garden, is a further plot of land belonging to the property. To the front of the property there is a large driveway allowing off-road parking for multiple vehicles.
We Can Help	William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651

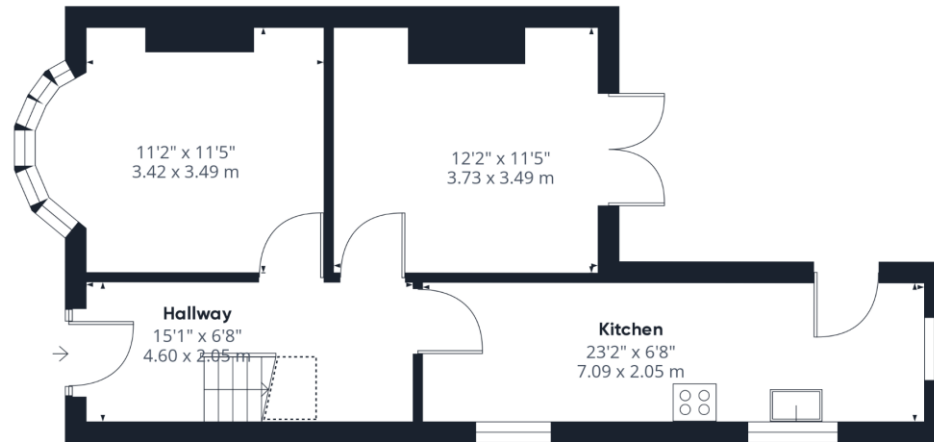


WILLIAMGLEAVE
ESTATE AGENTS

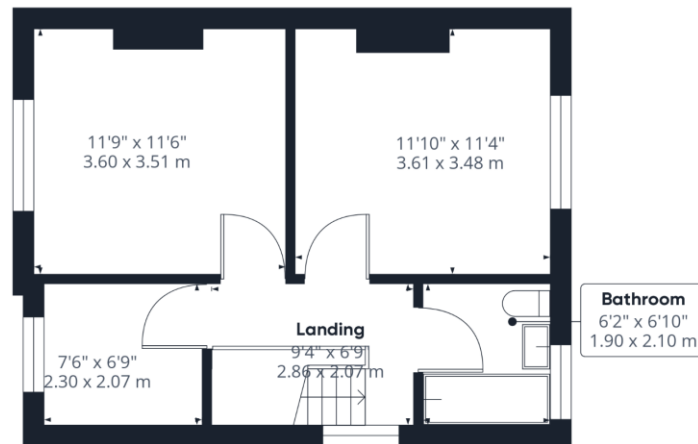
1-3 Mold Road, Buckley,
CH7 2JA

01244 543651

www.wgestateagents.com



Floor 0



Floor 1



Approximate total area⁽¹⁾

951.1 ft²
88.36 m²

Reduced headroom

13.19 ft²
1.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.