



**6 Heol Y Goron, Leeswood, Flintshire,  
CH7 4RN**

**£140,000**

 3  1  1  D

**EPC - D65 Council Tax Band - C Tenure - Freehold**

# Heol Y Goron, Leeswood

## 3 Bedrooms - House - Semi-Detached

Attention all first time buyers, investors, buy to let landlords. An ideal opportunity to purchase a deceptively spacious three bedroom semi-detached home offering gas fired central heating, kitchen/breakfast area, generous sized living accommodation three double bedrooms and bathroom, gardens with communal parking area close by. NO ONWARD CHAIN

Tenure - Freehold. EPC - D Council Tax Band - C



### Description

Three bedroom semi-detached house sitting on a large corner plot briefly comprising of entrance hall, living room, kitchen, storage room, three bedrooms, wet room and a large garden.

### Accommodation

Double glazed front door with glazed side panel leading into ;

### Entrance Hall

6'5" x 3'11" (1.96 x 1.19 (1.947 x 1.184))  
Having quarry tiled floor, radiator, stairs rising off to the first floor and a door leading into the living room.

### Living Room

14'7" x 14'7" (4.45 x 4.45 (4.455 x 4.438))  
Having a brick built fireplace, radiator and double glazed window overlooking the rear of the property.

### Kitchen

9'11" x 9'11" (3.02 x 3.02 (3.022 x 3.019))  
Having double base unit with stainless steel sink and taps, radiator, double glazed window overlooking the front of the property and wall mounted gas boiler.

### Storage Room

9'11" x 7'6" (3.02 x 2.29 (3.030 x 2.293))  
Having a double glazed window overlooking the rear of the property, double glazed panelled door leading to the side of the property and a storage cupboard.

### Bedroom One

14'6" x 9'8" (4.42 x 2.95 (4.426 x 2.935))  
Having a double glazed window overlooking the rear of the property and a radiator.

### Bedroom Two

9'11" x 11'8" (3.02 x 3.56 (3.033 x 3.561))  
Having a double glazed window overlooking the rear of the property and a radiator.

### Bedroom Three

8'0" x 8'11" (2.44 x 2.72 (2.434 x 2.711))  
Having a double glazed window.



## Wet Room

Having a wall mounted electric shower, wall mounted wash hand basin, w.c, tiled walls behind shower and a double glazed window.

## Outside

The property sits on a large corner plot that is mainly laid to lawn which wraps around the front and the side. There is a path leading to the front door which also leads to the rear of the property where the rear garden is bound by a hedge providing privacy. The rear garden also has a lawned area and a small patio area.

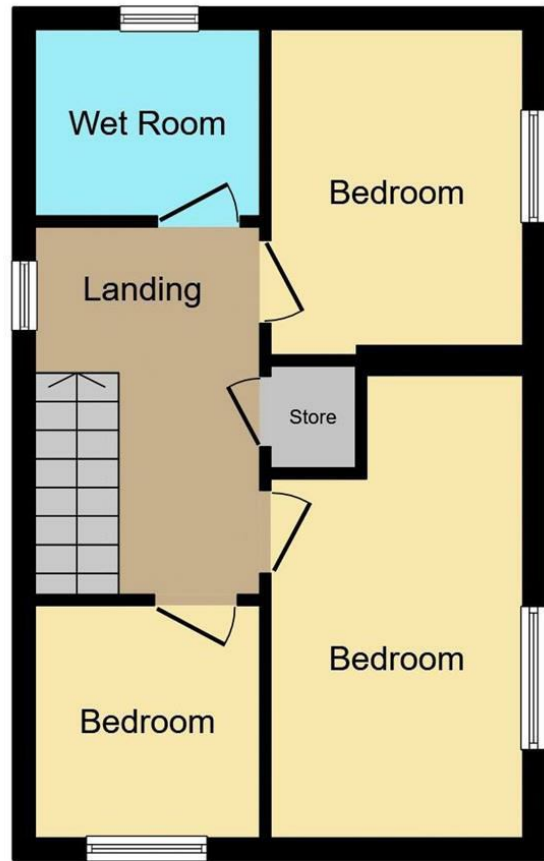
## Directions

From our Mold office thurn right and proceed to the roundabout where you will take the third exit onto Chester Road, proceed to Wylfa roundabout and take the fourth exit A541 follow for approximately 3 miles then turn right onto Corwen Road A5104. then turn right onto Constitution Hill which bears left and turns into County Road, at the top of County Road turn right onto Queen Street then turn left onto Hoel Y Goron where the property can be found on the left.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.