

williams estates



22 The Close, Mold, Flintshire, CH7 1QA

£325,000

 4  2  2  E

EPC - E50 Council Tax Band - F Tenure - Freehold

The Close, Mold

4 Bedrooms - House - Detached

Four bedroom detached family home which is situated in a highly sought after area, within walking distance of the town centre. Boasting two reception rooms, and four good size bedrooms. The property briefly comprises of; hall, living room, dining room, kitchen, utility/storage room and downstairs w.c to the ground floor. Landing, master bedroom, three further bedrooms, and a family bathroom. Mature gardens can also be found to the front and rear elevations as well as a garage and ample off road parking.

EPC - E-50 Council Tax Band - F Tenure - Freehold

Accommodation

Timber glazed front door leading into :

Entrance Hallway

Having doors off to all rooms, stairs rising off to the first floor, radiator, under-stairs storage cupboard and access to downstairs cloakroom.

Living Room

16'5" x 10'11"

Having a large picture window overlooking the front of the property, with feature stone fireplace, matching hearth and inset electric fire, coved ceiling, panelled radiator and door leading into :

Dining Room

9'10" x 7'10"

Having sliding patio doors leading to the rear garden and panelled radiator.

Kitchen

10'3" x 7'10"

Having a range of base, drawer and wall units with complimentary work surfaces over, tiled splash-backs, stainless steel sink with mixer tap over, intergrated electric hob and oven, space for under counter fridge, window overlooking the rear and door leading to the rear garden with canopy over the rear door.

Cloakroom

With obscured window to the front elevation, and coloured two piece suite to include a wash basin and w.c.

Utility/Storage Room

Having plumbing for a washing machine and space for an upright fridge-freezer.

Bedroom One

13'5" x 10'11"

Having a double glazed window overlooking the front of the property and a radiator.

Bedroom Two

11'0" x 9'1"

Having a double glazed window overlooking the rear of the property and a radiator.

Bedroom Three

9'1" x 6'9"

Having a double glazed window overlooking the front of the property and a radiator.

Bedroom Four

13'11" x 8'2"

Having a double glazed window overlooking the front of the property and a radiator.

Bathroom

Having a panelled bath with shower over and shower screen, vanity wash basin, chrome ladder style radiator and double glazed window to the rear.

W.C

Having low flush w.c.

Garage

30'2" x 8'2"

Being double length to for two cars, up and over door and window to the rear of the property.

Outside

To the front of the property there is a lawned area and a driveway which leads to the garage.

To the rear of the property there is a patio area with low level wall which separates the patio from the first large lawned area , there is also a stone pathway which leads to a rear lawn which has mature hedging and trees.

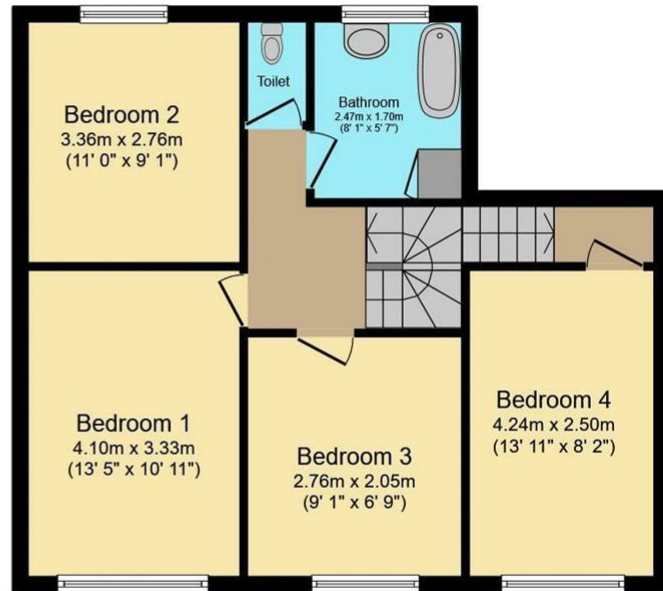
Directions

From our Mold office head south west on Chester Street follow A5119 until you reach Bryn Coch Lane then turn left, turn right onto Upper Bryn Coch then turn left in The close where the property will be found on the right hand side.





Ground Floor



First Floor

Total floor area 117.5 m² (1,265 sq.ft.) approx

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) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01352 372111

Mold@williamsestates.com

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.