

williams estates



17 Parc Alun, Mold, CH7 1LQ

£185,000

 3  1  2  C

EPC - C72 Council Tax Band - C Tenure - Freehold

Parc Alun, Mold

3 Bedrooms - House

A well maintained and updated family home offers two reception rooms with feature fireplaces, attractive modern kitchen, three good sized bedrooms and stylish family bathroom. With driveway parking, lawned front and rear garden with patio area for entertaining. The property is located within close proximity of Mold Town Centre which offers plenty of eateries, coffee shops, entertainment and shopping facilities. With Mold having a busy twice weekly market. The bus station and excellent road network links offer easy commuting to Chester, Liverpool and onward.

Tenure - Freehold, Council Tax - C, EPC - C 72

Description

Immaculate well presented property within walking distance of Mold Town, offering spacious accommodation throughout with 2 reception rooms and three good sized bedrooms. With well maintained and updated lawned garden.

Accommodation

The property is approached via a concrete driveway with lawned garden to the front and hedgerow with brick boundary. Access into the property is gained from a uPVC front door with decorative surround and canopy;

Entrance Hallway

A warm welcoming entrance hall with stairs leading to the first floor accommodation, tiled flooring, with under stairs cupboard providing ample storage space, panelled radiator and uPVC glazed window to the side elevation. Doors lead off to all ground floor rooms;

Sitting Room

13'1 x 8'1

A cosy room with a feature multi fuel burner with an imposing exposed brick fireplace and chimney. With a uPVC glazed window to the front elevation and additional wall mounted radiator.

Living Room

13'1 x 12'1

A cosy living room with the focal point of the room as a composite fireplace and surround with electric fire. The uPVC glazed window provides plenty of natural light to the rear elevation. With wall mounted radiator, picture rail and ceiling rose.

Kitchen

8'10 x 7

With shaker style wall, drawer and base units with complimentary worktops over, with single drainer stainless steel sink with mixer tap. With integrated fridge, electric hob and electric single oven with a void and plumbing for washing machine. The understair void area offers additional storage. uPVC double glazed window overlooking the rear elevation. Laminate flooring and uPVC part glazed door with glazed panel leading to the rear;

Landing

With uPVC window flooding the landing with natural light, a built-in storage cupboard provides extra storage for towels. Loft access and the doors to rooms off.

Bedroom One

12 x 11'1

A good size double bedroom with plenty of space for a double bed and furniture. With uPVC glazed window, wall mounted radiator and built-in storage cupboard.

Bedroom Two

9'11" x 11'8

With uPVC glazed window, wall mounted radiator, built-in storage cupboard and ceiling light.

Bedroom Three

8'6" x 8'5"

With uPVC glazed window to the front elevation and wall mounted radiator.

Bathroom

With modern four piece suite comprising of panelled bath with mixer tap, wall hung vanity sink with waterfall tap, plus the corner shower cubicle with rainfall shower with attachments. Low level W.C and wall mounted chrome towel rail. Tiled flooring and tiles walls.

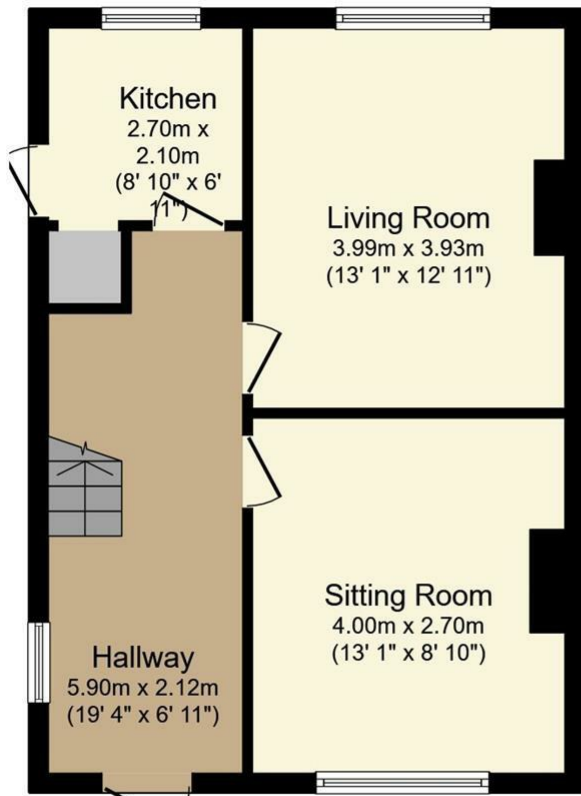
Outside

The property is approached via a large concrete driveway providing off road parking with a lawned garden surrounded by shrubs and hedgerows. The rear of the property offers a large patio area with access to two outbuilding formally the coal bunker and store. The property also has a lawned area with borders fully enclosed by fencing.

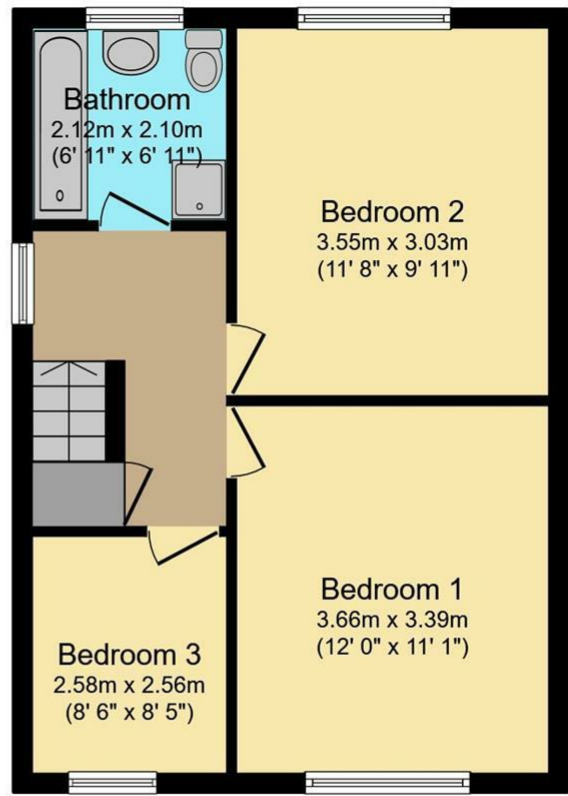
Directions

From the Agents Mold office proceed down Chester Street to the Tesco Roundabout, take the first exit onto Lead Mills, at the next roundabout take the fourth exit, then turn left onto St David's Lane, where the subject property will be found on the left hand side.





Ground Floor



First Floor

Total floor area 91.0 m² (980 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		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(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.