



**26 Swan Lane, Gwernymynydd, Mold,
Flintshire, CH7 4AT**

£227,500

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EPC - C69

Council Tax Band -

Tenure - Freehold

Swan Lane, Mold

3 Bedrooms - House

A well presented three bedroom semi detached property situated in a sought after area of Gwernymynydd and close to an area of Outstanding Natural Beauty, Loggerheads, local school and amenities together with transport links to surrounding areas and the market town of Mold. The property offers spacious living accommodation throughout and comprises of living room, kitchen/dining room and w.c to the ground floor and three bedrooms and a family bathroom to the first floor. The property has recently been decorated and modernised with new double glazing and front door fitted.



Accommodation

Composite door with panels adjacent and leads into :

Entrance Hallway

With vinyl flooring, panelled radiator, under stair storage and stairs leading to the first floor.

Cloakroom

With obscure uPVC window to the front elevation, low level W.C, wall hung sink, wall tiles, panelled radiator, vinyl flooring and shelving.

Living Room

14'1" x 10'2" (4.30 x 3.10)

With uPVC picture window to the front elevation, panelled radiator, coving to the ceiling, power points, T.V aerial and laminate flooring.

Kitchen Diner

16'8" x 9'8" (5.09 x 2.97)

Light and spacious with vinyl flooring, double panelled radiator and to the kitchen a comprehensive range of white high gloss wall, base and wall units with complementary worktops over, void for a dishwasher, void for washing machine, one and half bowl composite sink, four ring gas hob with a glass black splashback and glass black chimney hood, double electric oven, void for free standing fridge freezer. To the dining area shelving and feature circular window looking into the conservatory and also opening into

Conservatory

16'8" x 10'1" (5.09 x 3.08)

With uPVC sliding doors with glazed panels to either side overlooking the rear garden, glazed panels to the rear elevation and polycarbonate sun bronze roof, laminate flooring, panelled radiator, power points and views over the rear tiered garden.

Stairs/Landing

Landing provide loft access hatch, large store cupboard with shelving.



Bedroom 1

13'5" x 8'9" (4.10 x 2.68)

uPVC window to the front elevation, power points and radiator.

Bedroom 2

10'9" x 9'11" (3.30 x 3.04)

With uPVC window to the rear, panelled radiator and power points

Bedroom 3

8'2" x 7'6" (2.50 x 2.30)

With uPVC window to the front elevation, panelled radiator and large store cupboard with shelving.

Bathroom

6'4" x 6'0" (1.94 x 1.85)

With P-shaped panelled bath with waterfall shower head, tiled splash back, vinyl flooring, low level W.C, pedestal washbasin with mixer tap, extractor fan, graphite ladder style towel rail and obscure window to the rear elevation.

Outside

The front elevation offers ample off street parking, block paved driveway and further parking onto compacted gravel. Side gate with timber panels leads to the rear elevation with outside tap and lighting. The outside garden is tiered with the first tier is access via timber steps to wooden decking and access to the second tier with further timber steps and large timber store. Garden is bound by low level fencing and brick walls.

Directions

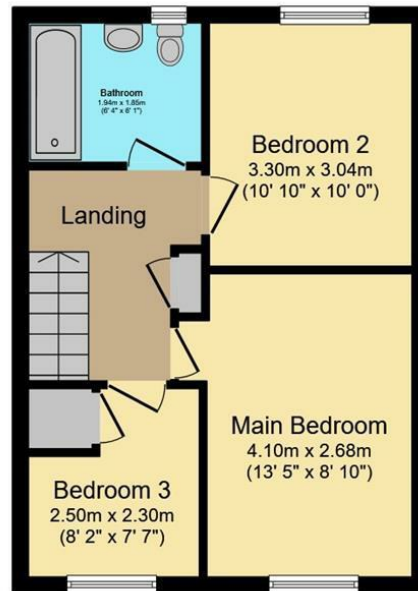
From our Mold office turn left onto Chester St/A5119 then continue onto New Street towards Ruthin.

At Gwernymynydd Roundabout, take the 2nd exit onto A494 continue for 0.5 mile then turn left onto Swan Lane. Turn left to stay on Swan Lane. The property will be found in an elevated position on the right.





Ground Floor



First Floor

Total floor area 91.5 m² (985 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		
(69-80) C	69	80
(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	

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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.