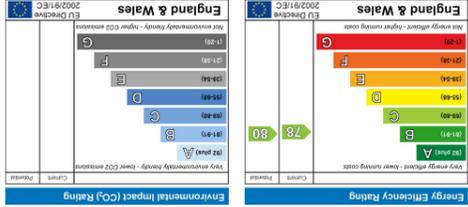


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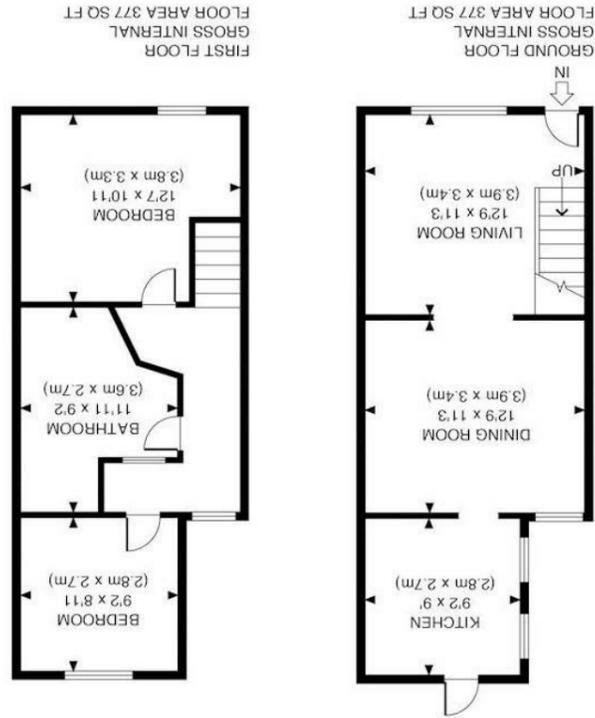
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

APPROX. GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M
 Ref: TKWGBU - 300622
 Copyright **photo plan**
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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MAIN ROAD, MOLD

Offers In Excess Of £120,000

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No Onward Chain - Ideal for First Time Buyer / Investor - A well presented two bedroom mid terrace, offered with no onward chain. Situated in the popular village of New Brighton, an ideal location for commuters with easy access to the A55 expressway and within a short distance of local amenities. In brief the property comprises of; living room, dining room, kitchen, two bedrooms and main bathroom with three piece suite. Externally to the rear there is a paved patio area. Viewing is recommended.

Please note there is no allocated parking at the property.

Living Area

UPVC door, window to front elevation, laminate style flooring, stairs rising to first floor, radiator and power points. Arched opening leading to dining area.

Dining Area

Window to rear elevation, radiator and power points, alcoves to side of chimney breast, door to rear into kitchen.

Kitchen

Compromising of wall, base and drawer units, inset stainless steel sink, range style cooker with extractor fan over and space for white goods. Vinyl flooring, two windows to side and UPVC door leading out to the rear yard.

First Floor Landing

Window to rear and doors leading off to: bedroom one, bedroom two and bathroom.



Bedroom One

Two windows to front elevation, alcove to side with shelf. radiator and power points.

Bedroom Two

Window to rear elevation, storage cupboard to side housing boiler, radiator and power points.

Bathroom

Three-piece suite comprising of low flush WC, hand wash basin and bath with overhead rain head shower. Partly tiled walls, vinyl flooring and radiator.

Externally

Rear garden with paved patio area.

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.

