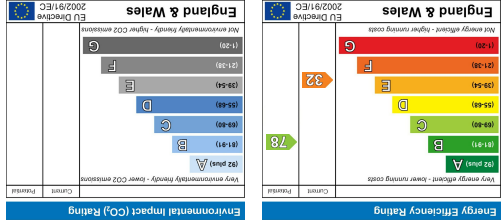


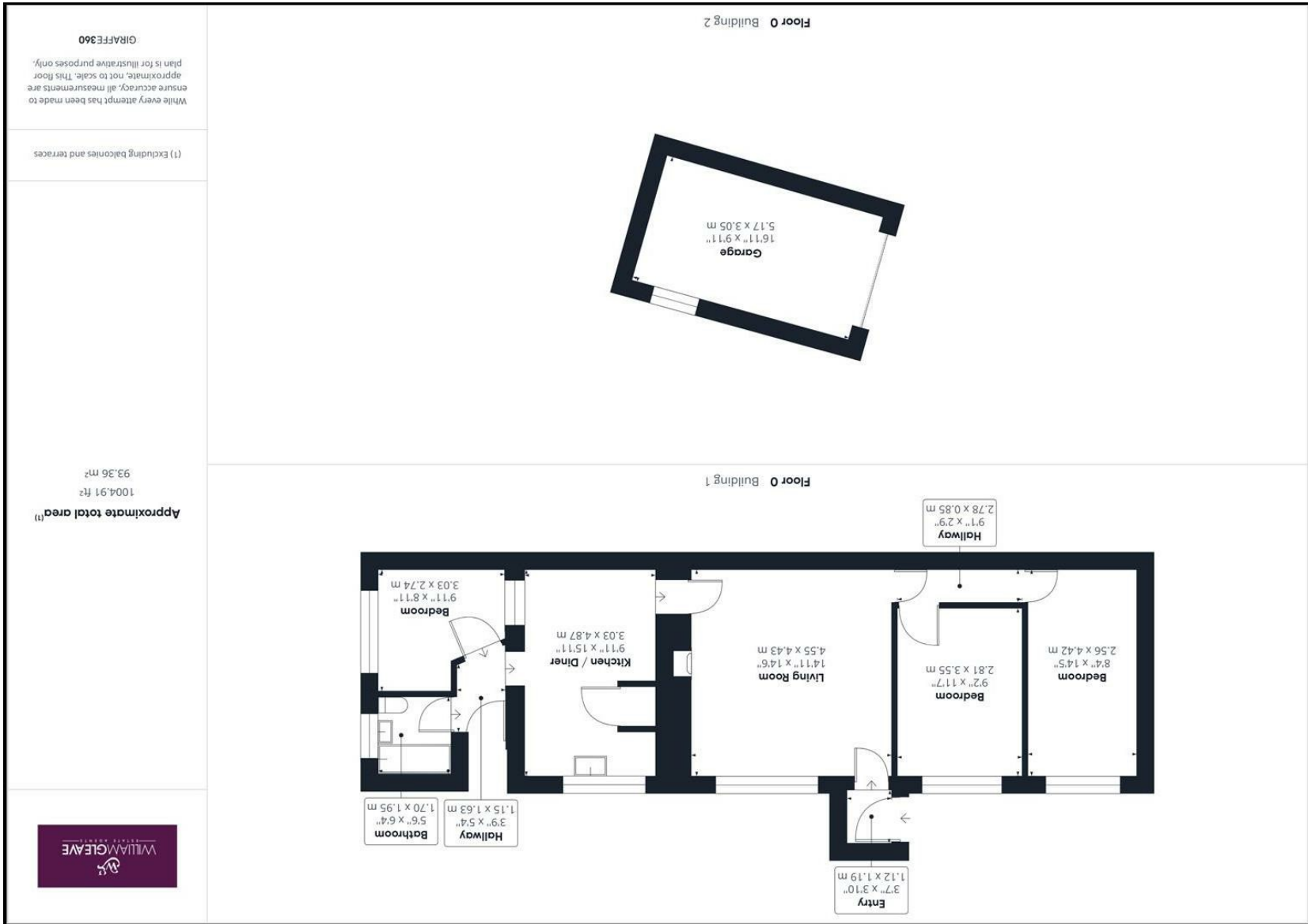
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must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



GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area (1)
 1004.91 sq ft
 93.36 sq m



CILCAIN ROAD, MOLD
Offers Over £250,000



IN NEED OF RENOVATION | HIGHLY SOUGHT AFTER VILLAGE LOCATION - A three bedroom detached bungalow situated on Cilcain Road in the highly sought after village of Pantymwyn. Conveniently situated on the local bus route offering easy access to Mold Market Town whilst the village itself has a post office, public house, community centre and golf club. The property does require renovation and in brief comprises of; entrance porch, living room with open fire, kitchen/diner, three bedrooms and main bathroom. Externally, the property occupies a good sized plot with a driveway allowing parking for vehicles in tandem, with a detached single garage to the rear accessed via the up and over door. The garden is mostly lawned with a range of established plants and shrubs. The property also benefits from an open aspect to the rear of the neighbouring field. Viewing is highly recommended.

ENTRANCE PORCH

Leading through the front door, there is a further internal door to the side leading into the living room.

LIVING ROOM

Window to the front elevation, open fireplace to side, door leading into the inner hallway and kitchen/diner. Radiator and power points.

KITCHEN/DINER

Comprising of wall and base units with worktop surface over and inset sink with drainer, window to the front elevation, partly tiled flooring. Cupboard to side housing the oil fired boiler, doors leading off to the living room and inner hallway.



BEDROOM ONE

Window to the front elevation, radiator and power points.

BEDROOM TWO

Window to the front elevation, radiator and power points.

BEDROOM THREE

Window to the rear elevation, radiator and power points.

BATHROOM

Three piece suite with low flush wc, wash hand basin and bath. Frosted window to the rear elevation, partly tiled walls, radiator to side.

EXTERNALLY

The property occupies a good sized plot with a driveway allowing parking for vehicles in tandem, with a detached single garage to the rear accessed via the up and over door. The garden is mostly lawn with a range of established plants and shrubs. The property also benefits from an open aspect to the rear of the neighbouring field.

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.

