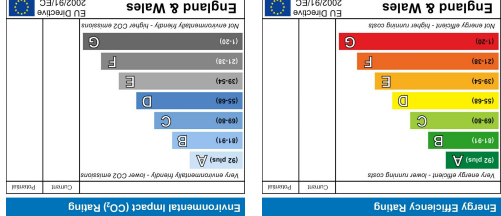


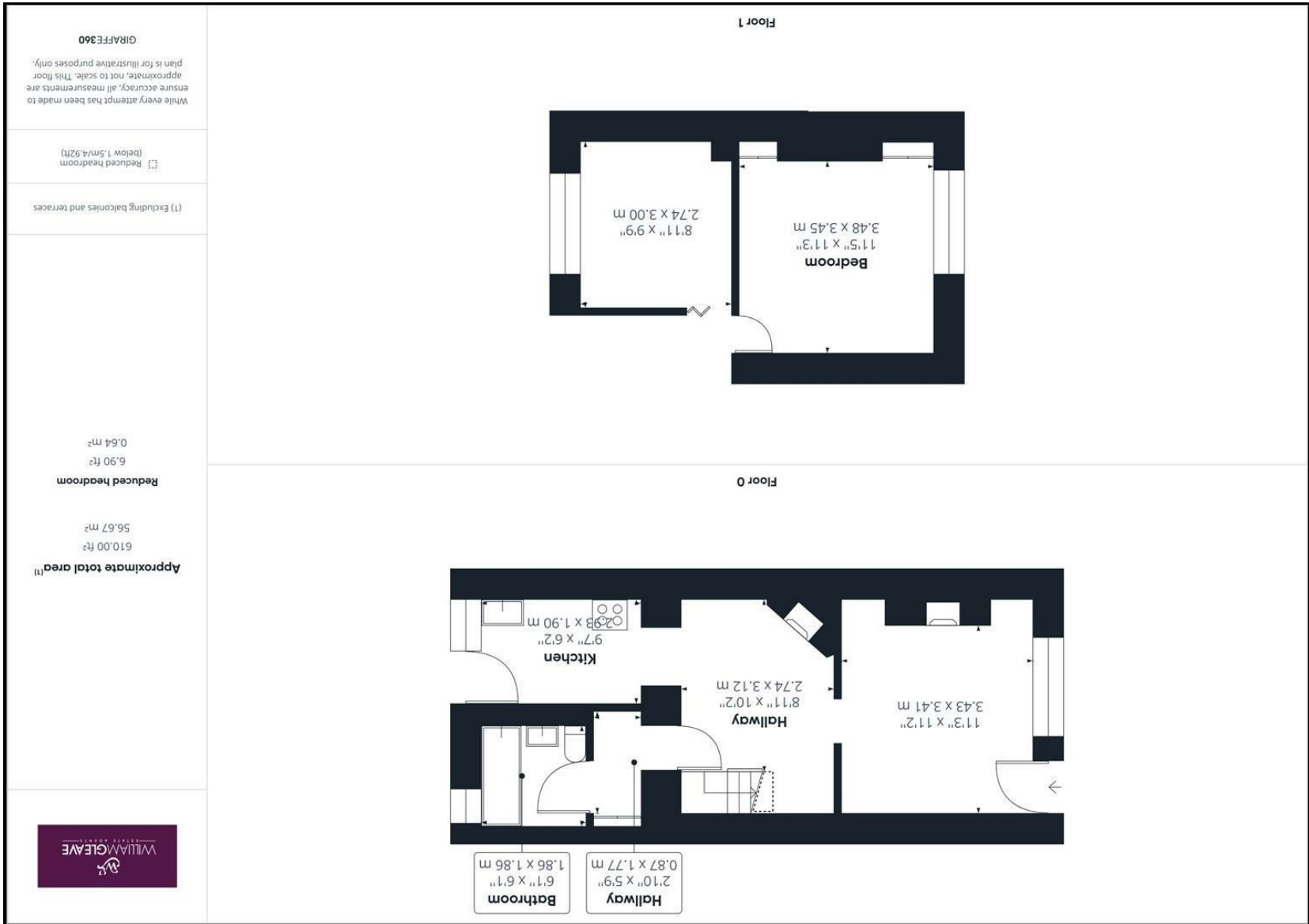
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WELL STREET, MOLD

O.I.R.O £170,000

WILLIAMGLEAVE
 ESTATE AGENTS

NO ONWARD CHAIN | ATTENTION FIRST TIME BUYERS | LARGE REAR GARDEN WITH OPEN ASPECT - A well presented two bedroom semi-detached stone cottage situated in the popular village of Treuddyn, approximately five miles from the market town of Mold which offers a range of shops, bars, restaurants and great schooling. In brief, the property comprises of; living room, dining room both benefitting from log burners, kitchen with fitted shaker style units, modern bathroom with three piece suite and two double bedrooms. Externally, the rear garden comprises of a patio area with timber shed to the side which in turn, leads onto a large grass lawn with a gravelled pathway leading onto a raised decked patio area. The garden also benefits from a sunny, private aspect which isn't overlooked from the rear and is enclosed by a combination of stone wall and timber fencing. Viewing is highly recommended.

Living Area

Entering through the front door, the living area comprises of; uPVC double glazed window to front complete with a window seat, wood effect laminate flooring, feature log burner with tiled hearth and wooden mantle over, spotlights, radiator to side, power points and opening leading onto the dining room.

Dining Room

Feature log burner with with tiled hearth and brick surround, wood effect laminate flooring continuing through from the living room, radiator to side, power points, door leading onto the inner hallway, stairs rising to the first floor and opening leading onto the kitchen.

Kitchen

Fitted shaker style kitchen comprising of wall, drawer and base units with contrasting worktop surface over, tiled splash back and inset stainless steel sink with drainer. There are some integrated appliances to include; stainless steel extractor fan, four ring gas hob and electric oven. Space for additional white goods, spotlights, radiator to side, tiled flooring, power points, uPVC double glazed window to rear and door leading out onto the rear garden.



Inner Hallway

Door leading onto the main bathroom, door leading onto a cupboard to side housing the boiler, wood effect laminate flooring, radiator and power points.

Bathroom

Modern three piece suite comprising of panel enclosed bath with chrome rainfall shower, low flush WC with concealed cistern and wash hand basin with chrome mixer tap and vanity unit. Fully tiled walls and flooring, spotlights, chrome ladder style radiator to side and frosted uPVC window to rear.

First Floor Landing

Doors leading onto the bedrooms.

Bedroom One

Double bedroom, two storage cupboards to side, uPVC double glazed window to front elevation complete with window seat, radiator and power points.

Bedroom Two

Double bedroom, uPVC double glazed window to rear elevation complete with window seat overlooking the garden, radiator and power points.

Externally

Externally, the rear garden comprises of a patio area with timber shed to the side which in turn, leads onto a large grass lawn with a gravelled pathway leading onto a raised decked patio area. The garden also benefits from a sunny, private aspect which isn't overlooked from the rear and is enclosed by a combination of stone wall and timber fencing.

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.

