



2 Ffordd Gwern, Mold
Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£220,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

2 Ffordd Gwern

Mold, Mold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- EV CAR CHARGE POINT AND DRIVEWAY
- QUIET RESIDENTIAL ESTATE
- BUILT 2020
- PERFECT FIRST HOME
- EASY ACCESS TO MOLD TOWN CENTRE
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL AND MANCHESTER
- MODERN HOME IN LOVELY CONDITION


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Entrance Hallway

Wood laminate floor, wall mounted radiator, wider than average stairs to the first floor with pre set power for \ stair lift, wooden door opening to the lounge

Lounge

16' 2" x 12' 6" (4.93m x 3.81m)

PVC double glazed box bay window to the front aspect, wood laminate floor, door to understairs storage cupboard, wall mounted radiator, wooden door opening to the kitchen/diner

Kitchen/Diner

14' 5" x 10' 6" (4.39m x 3.20m)

A modern range of stylish wall, drawer and base units, quality worktop with matching splashbacks, integrated dishwasher and washing machine, integrated fridge freezer, inset gas hob with oven under and extractor over. Tiled floor, PVC double glazed window to the rear, PVC double glazed door opening to the rear garden, wooden door opening to the downstairs bathroom

Downstairs Bathroom

A modern suite comprising a close coupled WC and pedestal wash hand basin, wall mounted radiator, obscured PVC double glazed window to the side aspect

First Floor Landing

PVC double glazed window to the side, wooden doors to bedrooms and bathroom, wall mounted radiator, access to roof space



Bedroom One

15' 5" x 10' 7" (4.70m x 3.23m)

Two PVC double glazed windows to the front aspect, wall mounted radiator, over stairs storage cupboard

Bedroom Two

13' 4" x 8' 4" (4.06m x 2.54m)

PVC double glazed window to the rear aspect, wall mounted radiator

Family Bathroom

A modern suite comprising a panelled bath with shower over, pedestal wash hand basin and close coupled WC, wall mounted radiator, part tiled walls and tiled floor





FRONT GARDEN

A garden laid to lawn with paved pathway leading to a composite door which opens to the entrance hallway

REAR GARDEN

A beautifully landscaped low maintenance south facing garden, with a split level lawned areas, wood bark play area, patio area and timber fencing surround, gate leading to the front aspect, outside tap, timber storage shed

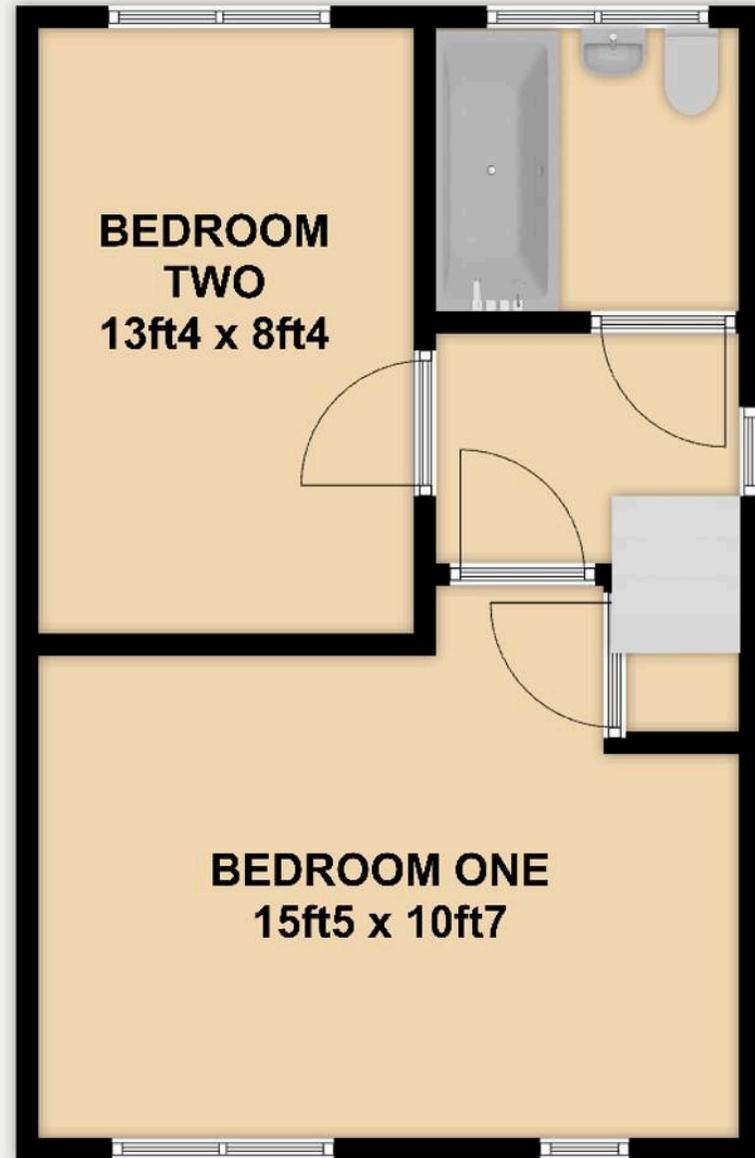
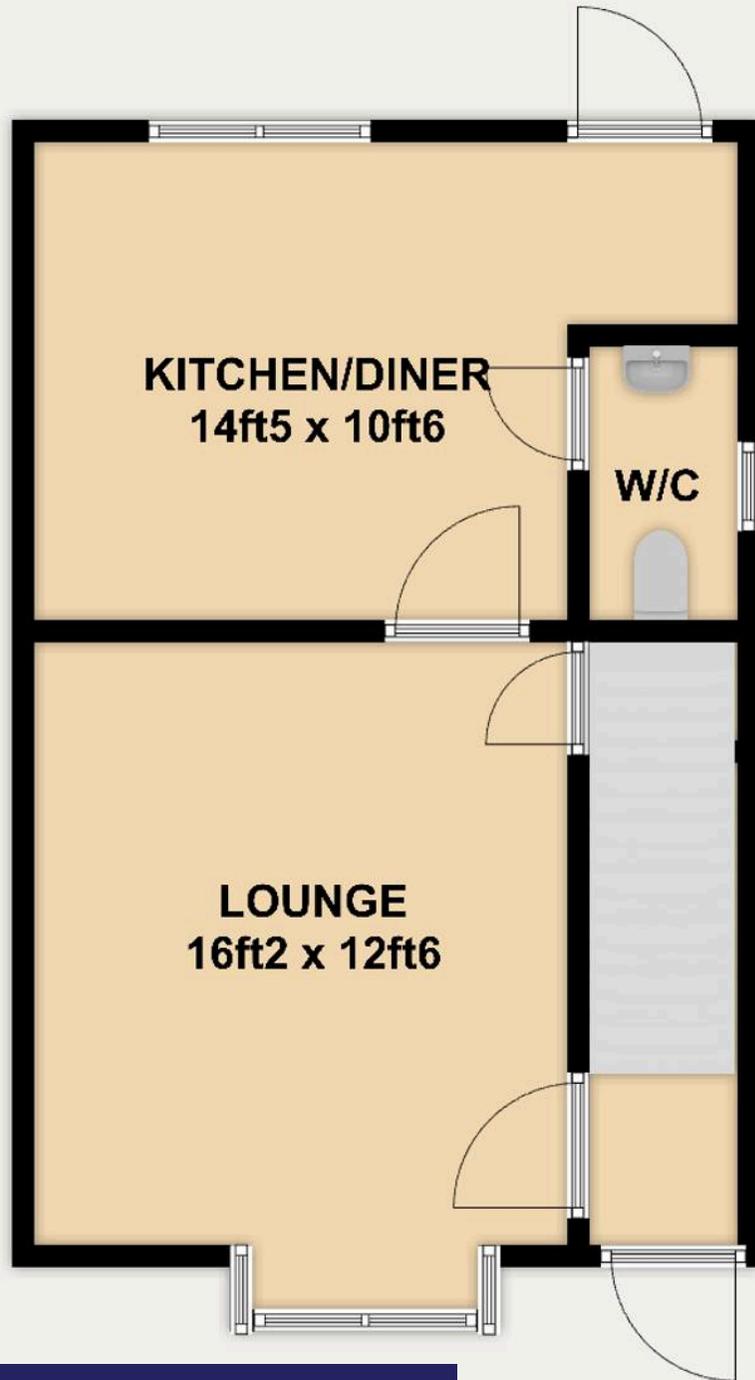
DRIVEWAY

2 Parking Spaces

A large driveway offering off road parking for 2 - 3 vehicles with a wall mounted EV car charge point









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To arrange a viewing, please contact

Nicky Swain on 07926 488 158
nicky@swainhennesseyestateagents.co.uk

or

Amy Hennessey on 07926 488 159
amy@swainhennesseyestatesagents.co.uk

Have a property to sell? please contact us to arrange a free, no obligation sales appraisal of your home

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