



**Mercia Drive**  
Mynydd Isa, CH7

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£350,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

## 41 Mercia Drive

Mynydd Isa, Mold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING FOR CIRCA 5 VEHICLES
- LARGE BRIGHT LOUNGE
- LARGE 17FT CONSERVATORY
- PRIVATE REAR GARDEN
- EASY ACCESS TO THE HISTORIC MARKET TOWN OF MOLD AND A WEALTH OF AMENITIES
- FAMILY BATHROOM AND EN-SUITE WET ROOM
- UTILITY / STORE ROOM
- OPEN PLAN 21FT KITCHEN/DINER
- GARAGE (Scope to convert to another reception/bedroom STP)

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### Entrance Hallway

Doors to lounge, kitchen/diner, utility, storage cupboard, wall mounted radiator

### Utility

### Lounge

16' 5" x 16' 0" (5.00m x 4.88m)

Two double glazed windows to front aspect, door to bedroom one, door to inner hallway, wall mounted radiator, feature fireplace with original tiled backpiece and timber mantle

### Kitchen/Diner

21' 0" x 10' 5" (6.40m x 3.18m)

A large open plan space with fitted wall, drawer and base units, worktop with inset sink unit, integrated electric over and gas hob, space for fridge/freezer and dishwasher. Double glazed window to the rear, wall mounted radiator, opening to the conservatory and leading off to bedroom number two.

### Conservatory

17' 9" x 13' 0" (5.41m x 3.96m)

PVC double glazed windows to both sides and rear, french doors opening to the rear garden, tiled floor, wall mounted radiator, french doors to bedroom three

### Inner Hallway

Doors to bedroom three and family bathroom

### Bedroom One

18' 2" x 10' 9" (5.54m x 3.28m)

A generous double bedroom with dual aspect windows.



### Family Bathroom

A modern suite comprising a panelled bath with shower plumbed in over, wash hand basin and close coupled WC, towel radiator, part tiled walls

### Bedroom Three

10' 0" x 10' 0" (3.05m x 3.05m)

Wall mounted radiator, double glazed french doors opening to the conservatory

### Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m)

French doors opening to the rear garden, wall mounted radiator, door opening to the en-suite wet room.

### En-suite

A stylish wetroom with walk in shower area, close coupled WC and wash hand basin, double glazed window to the side, wall mounted towel radiator





## **REAR GARDEN**

A spacious garden laid to lawn with patio area, timber fencing surround and a wealth of mature shrubs and trees

## **GARAGE**

Single Garage

Accessed via an up and over door, with power points and lights, pedestrian door opening to the conservatory

## **DRIVEWAY**

5 Parking Spaces

A large driveway laid to tarmac with space for circa 5 vehicles







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