



Parc Hendy, Mold

CH7 1TT


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£210,000**

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

46 Parc Hendy

Mold, Mold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 3 Bed Semi Detached
- Great Access to Local Schools
- Two Reception Rooms
- Large Front and Rear Gardens
- Ample Off Road Parking
- Large Summerhouse with Electric
- Chain Free
- Close to Mold Town Centre


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Entrance Hallway

Composite decorative door opening to the entrance hallway, stairs to the first floor, wall mounted radiator, wood panelled doors to lounge and kitchen

Lounge

12' 4" x 11' 7" (3.76m x 3.53m)

PVC double glazed window to the front aspect, wall mounted gas fire with decorative mantle, wood laminate floor, opening to the dining room

Dining Room

9' 3" x 8' 9" (2.82m x 2.67m)

PVC patio doors opening to the rear garden, wood laminate floor, wall mounted radiator

Kitchen

89' 0" x 8' 8" (27.13m x 2.64m)

A range of modern wall, drawer and base units fitted circa 2020 with worktop, inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for a fridge freezer, built in oven with gas hob over and canopy extractor good, PVC double glazed window overlooking the rear garden, obscure PVC door opening to the rear garden, large understairs pantry cupboard housing a wall mounted combination boiler



Landing

PVC double glazed window to the side, doors to bedrooms, bathroom and storage cupboard, access to roof space

Bathroom

7' 8" x 5' 4" (2.34m x 1.63m)

A modern suite fitted circa 2022 comprising a panelled bath with shower plumbed in over with additional drencher shower attachment, vanity wash handbasin with cupboards under and close coupled WC. Obscure PVC double glazed windows to side and rear, tiled walls and floors, wall mounted radiator

Bedroom One

10' 9" x 10' 9" (3.28m x 3.28m)

A bright and spacious room with PVC double glazed window to the front aspect, wall mounted radiator

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

A bright and spacious room with PVC double glazed window to the rear with hill views, wall mounted radiator

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

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





FRONT GARDEN

A large front garden laid to lawn with timber fencing surround

REAR GARDEN

A spacious and secure rear garden laid to lawn with timber decking areas, a raised patio area, iron gate offering access to the side and a detached timber built summer house with electric power

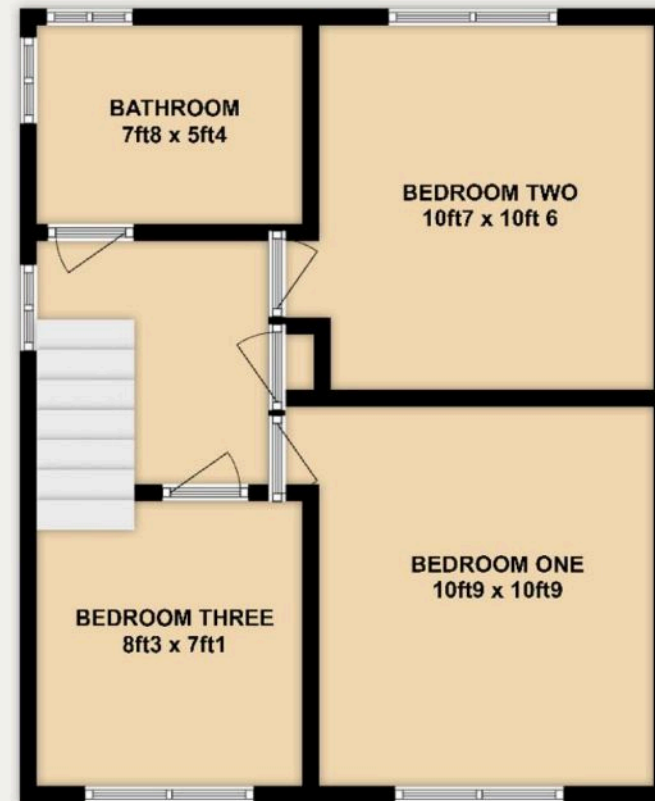
DRIVEWAY

4 Parking Spaces

A large driveway for circa 4 - 5 vehicles









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Please call Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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