



Llwyn Onn  
Mold | CH7 6QG

£320,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT



**MONOPOLY**  
BUY ■ SELL ■ RENT

# Llwyn Onn

Mold | | CH7 6QG

A characterful 3 bedroom detached family home located within walking distance to Mold town centre. This charming property offers some wonderful original features along with spacious rooms including a large kitchen/dining room, 2 reception rooms, well appointed bathroom and a fabulous rear garden with open aspect, field side views, all of which can only truly be appreciated when viewing this lovely family home. Mold is a bustling and historic market town offering a wealth of local amenities including an array of pubs, cafes and restaurants, supermarkets and shops. As well as having fantastic amenities Mold is superbly placed geographically for commuting further into North Wales or to travel to Chester, Wrexham and to the North West of England. In brief the property comprises of; hallway, sitting room, lounge, study and kitchen/dining room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A charming and characterful 3 bedroom detached family home
- Walking distance to Mold town centre
- Lovely original features
- Spacious rooms
- Large kitchen/dining room
- Well appointed bathroom
- Generous, well maintained rear garden
- Open aspect to the rear
- Ample off road parking
- MUST BE VIEWED TO BE FULLY APPRECIATED



### Hallway

A welcoming, well presented hallway with stairs off to the first floor, wood effect flooring, 2 doors to under stairs storage cupboards.

### Sitting Room

With high ceilings and original architrave and ceiling rose, fire recess, wood effect flooring, double glazed window to the front.

### Lounge

Beautifully presented with a feature wood burner, tiled hearth and thick timber mantel, distressed wood effect flooring, double glazed window to the front.

### Kitchen/Dining Room

A fantastic kitchen/dining room offering a comprehensive range of attractive wall, drawer and base units, pull out larder unit, integrated dishwasher, plumbing for a washing machine, ample work surfaces with inset stainless steel sink, a wonderful 'Aga' stove, built in electric oven and grill, 2 ring electric hob, space for a fridge/freezer, panelled walls, wood effect flooring, double glazed window, door off to the front and french doors off to the rear garden.

### Study

A door off the kitchen opens to a useful study area, with continuation of the wood effect flooring, double glazed window.

### First Floor Landing

With panelled walls, carpeted flooring, ceiling rose, double glazed window to the front.

### Bedroom 1

Stylishly presented with high ceilings, ceiling rose, carpeted flooring, dual aspect double glazed windows, feature panelled wall.

### Bedroom 2

Well presented with a double glazed window to the front, panelled wall, carpeted flooring.

### Bedroom 3

Again well presented with a double glazed window to the rear with views of the garden and open fields beyond, carpeted flooring, door to a storage cupboard.

### Bathroom

Spacious and well appointed with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath with shower head attachment, large walk in shower with dual shower head, tile effect cushioned flooring, double glazed window, door to a storage cupboard.

### Outside

To the front is a concrete driveway and vehicular gate opening to further off road parking. The rear garden is generous in size and beautifully landscaped with a paved patio and large sleeper steps up to a raised lawned garden with open views to the fields beyond.

### Additional information

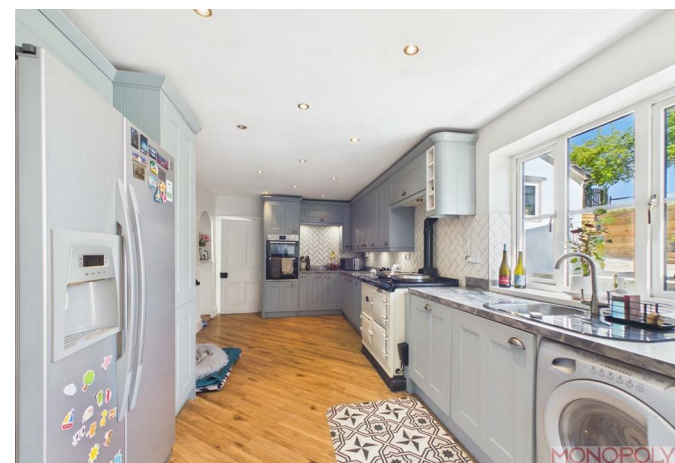
The property has oil fired central heating.

### Important Information

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

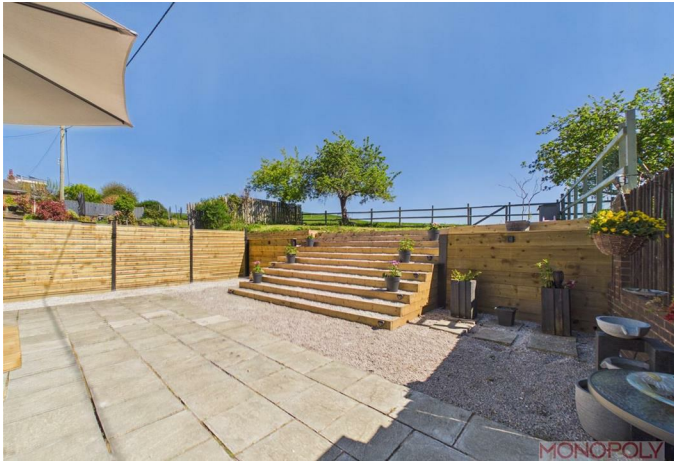




A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







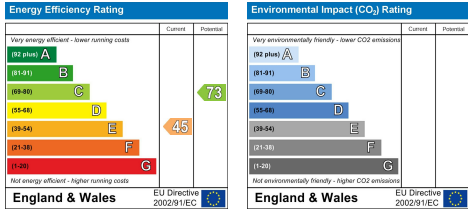


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





**MONOPOLY**  
BUY ■ SELL ■ RENT





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT