

williamslettings



**23 Maes Y Bryn, Berthengam, Flintshire,
CH8 9BA**

£995 Per Month

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EPC - D67 Council Tax Band - D Deposit - £995 Per Month

Maes Y Bryn, Berthengam

3 Bedrooms - Bungalow - Detached

A well presented detached three-bedroom bungalow situated in the peaceful village of Trelogan, near Holywell, available To let. The bungalow comprises three good-sized bedrooms, a lounge featuring a cast iron log burner, a kitchen/diner, driveway providing ample space for off road parking and low maintenance gardens.

Accommodation

Via a uPVC double glazed door leading into:

Entrance hall

Having two built in cupboards ideal for storage, radiator, wall mounted electric unit and doors leading into:

Lounge

10'4" x 16'11"

Having lighting, power points, radiator, inset spotlights, cast iron log burner with a complementary hearth and a uPVC double glazed window onto the front.

Kitchen/Diner

9'0" x 13'6"

Comprising of wall drawer and base units with work tops over, double oven and grill with ring hob over, stainless steel splashback and extractor fan above, stainless steel sink and drainer with stainless mixer tap over, void for washing machine, space for free standing fridge freezer, partially tiled walls, lighting, radiator, power points, a uPVC double glazed window onto the rear and uPVC double glazed door giving access into the rear garden.

Bedroom One

10'10" x 11'10"

Having lighting, power points, radiator and a uPVC double glazed window to the front.

Bedroom Two

9'0" x 11'10"

Having lighting, power points, radiator, and a uPVC double glazed window onto the rear.

Bedroom Three

8'1" x 8'7"

Having lighting, power points, radiator and a uPVC double glazed window to the side.

Bathroom

5'8" x 7'2"

Comprising of low flush W.C., panelled bath with stainless steel taps over, wall mounted shower and shower screen, vanity sink unit with stainless steel mixer taps over, wall mounted towel rail, partially tiled walls, lighting and a uPVC double glazed obscure window onto the rear.

Outside

The property is approached via a concrete path with slate chippings on either side, making it a low maintenance garden. A driveway to the side provides ample space for off road parking with a timber gate which leads to the rear garden. The rear garden is low maintenance with artificial grass, bound by timber fencing and a wooden pagoda providing space for a seating area.

Directions

Proceed to the village of Trelogan passing the primary school on the right hand side and taking the second right onto Maes y Bryn. No 23 can be found on the left hand side by way of the For Sale sign.





Floor Plan

Floor area 70.3 sq.m. (757 sq.ft.)

Total floor area: 70.3 sq.m. (757 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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