



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A   |                         |           |
| (61-81) B   |                         |           |
| (49-60) C   |                         |           |
| (35-48) D   |                         |           |
| (21-34) E   |                         |           |
| (11-20) F   |                         |           |
| (1-10) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

Cavendish

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16 Bronallt

Leeswood, Mold, Flintshire, CH7 4RZ

Price  
£160,000

Situated at the end of a quiet cul-de-sac in the village of Leeswood, this two-bedroom semi-detached bungalow occupies a generous corner plot with wraparound gardens. The property features a newly fitted kitchen, bright conservatory, spacious living areas, and an accessible wet room. Outside, the gardens are divided into three sections with sheds and scope for further landscaping or development. Perfect for first-time buyers, downsizers, or investors seeking a property with excellent potential close to Mold and local amenities.

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**  
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Located at the end of a quiet cul-de-sac in the popular village of Leeswood, just a short drive from the market town of Mold, this two-bedroom semi-detached bungalow occupies a substantial corner plot and offers fantastic potential for first-time buyers, downsizers, or investors.

EXTERNAL



Approached via a wrought iron gate and paved walkway through a lawned front garden.

ENTRANCE

The property welcomes you into a terracotta-tiled entrance hallway with a built-in storage cupboard housing the fuse board and a hanging light pendant. From here, you access the kitchen and living spaces.

KITCHEN



The recently installed kitchen features white tiled flooring, sleek white wall and base units with silver handles, grey worktops, a stainless steel sink with an adjustable silver faucet, and an electric hob with white tiled splashbacks. A large double-glazed window offers views over the garden, and there is plumbing for a washing machine, tumble dryer, and space for a cooker. A door leads through to the bright conservatory.



CONSERVATORY



Conservatory provides an excellent additional living space with white vinyl flooring, a wall-mounted radiator, UPVC door to the garden, and strip lighting.

LIVING ROOM



The living room is accessed via a wooden door and offers a warm and welcoming space with a large double-glazed window, comfortable flooring, radiator, and ceiling light.

HALLWAY

The inner hallway connects to the bathroom and bedrooms and also has a storage cupboard.

BEDROOM 1



Bedroom one is a generous double, with carpeted

flooring, built-in sliding wardrobes, a radiator, light pendant, and a large window providing plenty of natural light.

BEDROOM 2



Bedroom two is also a double, carpeted with a radiator, double-glazed window, and light pendant.

BATHROOM



The wet room has been adapted for accessibility and features anti-slip vinyl flooring, white tiling throughout, a white WC, accessible electric shower with UPVC handrails and a fitted shower seat, white sink, silver towel rail, wall-mounted mirror cabinet, radiator, and an extractor system.

GARDEN



Externally, the property boasts a substantial

wraparound garden, divided into three distinct sections with mature hedging and planting. There are three wooden garden sheds in varying condition and the remains of a previous garage, offering scope for replacement or redevelopment (subject to permissions). The outdoor space offers an exciting opportunity for further landscaping, extension, or cultivation. 16 Bronallt presents an ideal opportunity to acquire a well-located home with generous outdoor space and practical accommodation, ideal for a range of buyers looking for village living with excellent potential.



TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band C

DIRECTIONS

Cavendish Estate Agents Mold 1 High St, Mold CH7 1AZ - Take Wrexham St/B5444 Head south-west on Chester St/A5119 towards High St/B5444 - 43 ft Turn left at the 1st cross street onto Wrexham St/B5444- 0.9 mi At Bromfield Roundabout, take the 3rd exit onto Wrexham Rd/B5444-0.5 mi Turn right -1.9 mi When you arrive at Leeswood Continue onto Oak Park -0.3 mi Continue onto King St 0.1 mi - Drive to Bronallt - Turn left onto Bronallt - 430 ft Turn right to stay on Bronallt property is at the end of the cul du sac on the left.

AGENTS NOTES

Oil fired boiler located in the garden.  
Oil Tank in the garden  
The Garage has fallen down  
Shed are not safe for use.  
Recently installed kitchen with new electric hob.

AML

Anti Money Laundry Regulations- Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.