



157 Park Avenue

Bryn-y-baal,
Mold, Flintshire CH7 6TR

Price
£174,950

A modernised three bedroom detached house with integral garage, located to the upper part of Park Avenue on a 'no through' road conveniently placed for access towards Mold and Chester. Within the catchment of a highly regarded secondary school, this well presented family home affords entrance porch, lounge, separate dining room, fitted kitchen, first floor landing, three bedrooms all with fitted wardrobes, refurbished bathroom with separate shower cubicle, uPVC double glazing and gas central heating. Integral garage, wide drive providing space for parking two cars and enclosed, quite private lawned garden to rear.

'Bryn Y Baal' is a noted residential area located on the periphery of Mynydd Isa some 2.5 miles from Mold and within 1 mile of the A494(T) Road via Alltami, enabling ease of access for those wishing to commute throughout the region.

THE ACCOMMODATION

UPVC double glazed front door leading to:

ENCLOSED PORCH

Hardwood and glazed door leading to:

LOUNGE

20'11" x 11'0" (6.38m x 3.35m)
A spacious lounge with staircase rising off, contemporary Adam style fireplace with marble insert and hearth, coal effect living flame gas fire. TV aerial point, wall light points, wood grained effect laminate floor covering and panel radiator.



DINING ROOM

12'11" x 7'10" (3.94m x 2.39m)
Matching floor, double glazed sliding patio window leading to the rear garden. Panel radiator.



KITCHEN

10'10" x 7'4" (3.30m x 2.24m)
Fitted with a modern range of base and wall mounted cupboards and drawers with painted door and drawer fronts and contrasting stone effect working surfaces. Space for slot in electric cooker with stainless steel convector hood and light over. Inset single drainer sink, void and plumbing for washing machine and space for dishwasher. Tiled splashback, ceramic tiled floor, double glazed window and matching door to rear.



FIRST FLOOR LANDING

Fitted airing cupboard with shelving.

BEDROOM ONE

14'4" x 10'2" max (4.37m x 3.10m max)
Outbuilt wardrobes to one wall providing a four section mirror fronted unit with hanging rails. Wide double glazed window with Venetian blind, wood grained effect laminate floor covering,

further walk in storage cupboard and panel radiator.



BEDROOM TWO

11'5" x 7'6" (3.48m x 2.29m)
Double glazed window with Venetian blind, fitted sliding door wardrobe with hanging rail and shelf, wood grained effect laminate floor covering and panel radiator.

BEDROOM THREE

10'5" x 8'8" (3.18m x 2.64m)
Double glazed window with blind and distant views of Hope Mountain. Outbuilt two section mirror fronted wardrobe, further walk in cupboard, wood grained effect laminate floor covering and panel radiator.

BATHROOM

8'1" x 7'7" (2.46m x 2.31m)
Fitted with a modern white suite comprising panel bath with separate shower cubicle with screen and high output thermostatically controlled valve, contemporary wash basin and WC. Tiled walls with decorative dado, ceiling downlighters, slate effect ceramic tiled floor and chrome towel radiator.



OUTSIDE

The property is bounded by a brick wall with a wide recently tarmacadamed drive providing ample space for parking two cars and access to the integral single garage.

SINGLE GARAGE

17'1" x 8'0" (5.21m x 2.44m)

Metal up and over door to front. Electric light and power installed. Modern Baxi gas fired combination boiler providing domestic hot water and central heating. Fitted worktop to one side providing void and plumbing for washing machine and space for tumble dryer.

GARDENS

The garden to the front has been designed for low maintenance providing a raised gravelled area and gate access to the right hand gable leading to the rear.

REAR GARDEN

The rear garden provides a mainly lawned area which is quite private and enjoys a mainly westerly aspect.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini roundabout take the second exit onto Chester Road. At the main roundabout take the second exit towards Buckley and follow the road for approximately three quarters of a mile and take the left turning onto Park Avenue. Follow the road for some two thirds of a mile and on reaching its upper part where it bears right continue straight ahead in the extension of the estate road and number 157 will be found after a short distance on the left hand side.

VIEWING

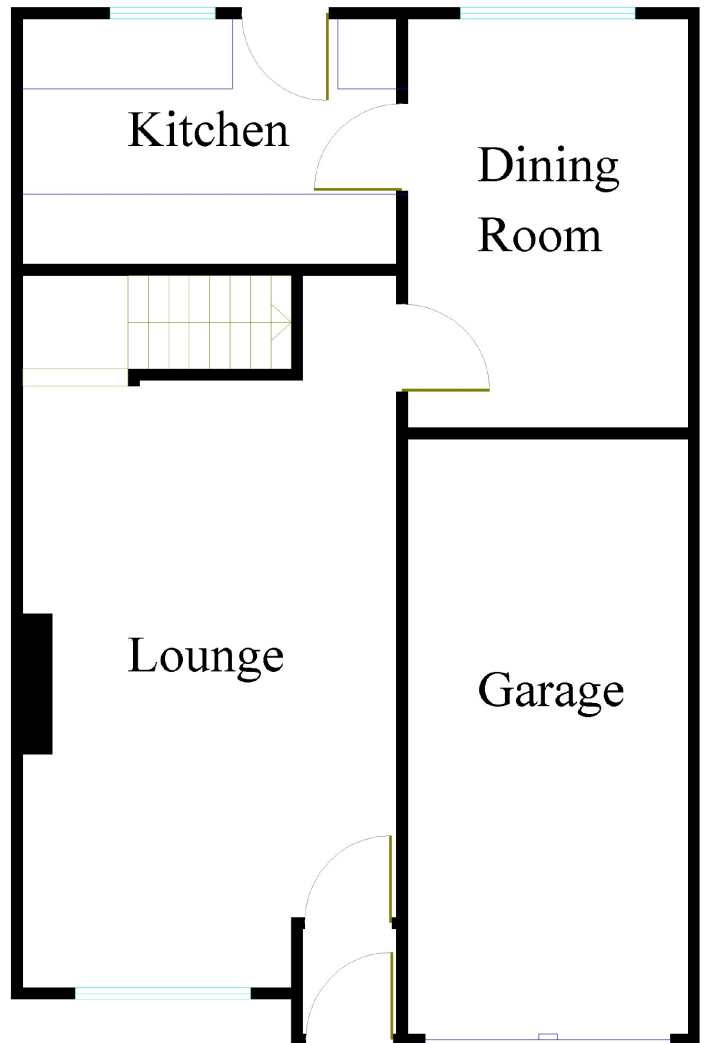
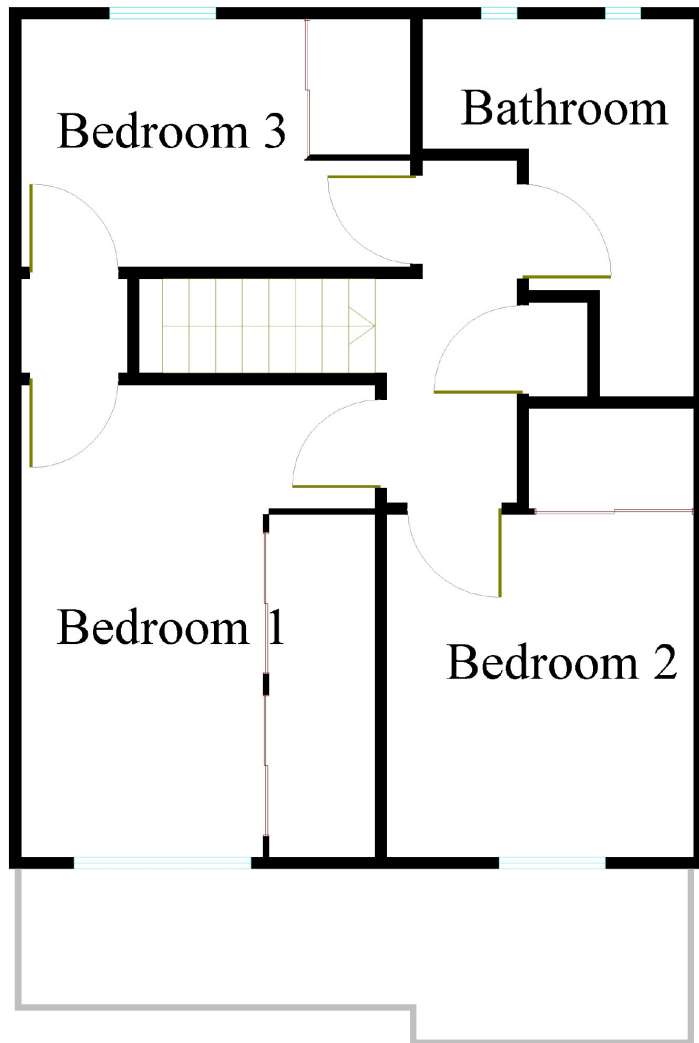
By appointment through the Agent's Mold Office on 01352 751515.

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

HME/JET 29/05/2013

Amended 28/05/2014 SAW

FLOOR PLANS



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

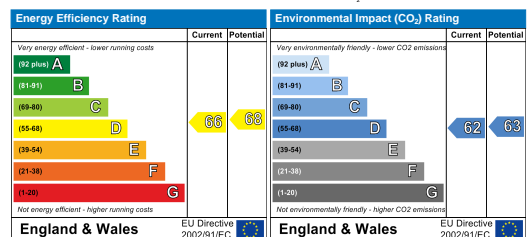
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

Energy Performance Certificate

157, Park Avenue
Bryn-y-Baal
WOLD
CH7 6TR

Dwelling type: Detached house
Date of assessment: 18 March 2011
Reference number: 8959-6927-8000-7478-4996
Type of assessment: RDSA*, existing dwelling
Total floor area: 98 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m² per year	241 kWh/m² per year
Carbon dioxide emissions	4.1 tonnes per year	4 tonnes per year
Lighting	£100 per year	£54 per year
Heating	£596 per year	£607 per year
Hot water	£157 per year	£157 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

