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**5 Bryn Derwen, Mynydd Isa, Flintshire,
CH7 6SA**

£350,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

Bryn Derwen, Mynydd Isa

3 Bedrooms - Bungalow

**** NO ONWARD CHAIN **** A spacious three bedroom detached bungalow set in the popular village of Mynydd Isa.

The property offers a large living room/dining room, recently installed kitchen, three double bedrooms and bathroom with shower over the bath. The garden areas have been transformed with installation of artificial turf to make the property low maintenance. An imprinted patterned driveway offers ample parking for numerous vehicles with the addition of a carport and double garage with electric roller door for more storage. The property benefits from gas fired central heating and double glazing.



Location

In the area there is a secondary school known as Argoed High School in Bryn-y-Baal and a primary schools too.

Local amenities include a pub, a supermarket, various shops and the village community centre which houses a cafe 'Caffi Isa'.

The village is within good commuting distance of A55 and onwards to Manchester, Liverpool and Chester. As well as providing access to the north wales coast and beyond to Anglesey.

There is a regular bus link to Mold and Buckley which offers different shopping facilities, eateries and leisure facilities.

Description

A good sized three bedroom detached bungalow in a slightly elevated position in a sought after residential area of Mynydd Isa.

Accommodation

Entrance into the property via a double glazed upvc door;

Entrance Hallway

6'1" x 4'0"

A spacious entrance hallway with ample space for shelf and hanging rail, wall mounted light fitting.

Living/ Dining Room

21'10" reducing to 8'9" x 22'3" reducing to 11'10"

A large welcoming living room with ample space for living and dining room furniture. A feature gas fire and composite fire surround with marble hearth and backsplash offers a focal point for the room. With an abundance of natural light from the large bay double glazed leaded window to the front elevation and two additional windows to the side elevations. With wall mounted lighting, pendant lighting and textured ceiling.



Inner Hallway

With wooden effect tile flooring, wall mounted radiator, loft access and airing cupboard with louver doors housing a radiator and slatted shelving. Doors leading off to all rooms;

Kitchen

11'11" x 9'9"

A recently installed kitchen with comprehensive range of wall, drawer and base units with composite sparkle countertops, tiled splashback and inset glass splash to the hob. With induction hob, microwave and oven, built in dishwasher and void for an integral washing machine. Inset sink, drainer and mixer taps. The kitchen contains a hidden built in pantry unit. Wall mounted radiator, dado rail and tiled flooring. With a double glazed leaded window and double glazed barn style door with top opener to the side elevation and leading out to the driveway and carport.

Bedroom One

11'11" x 11'9"

With wall mounted radiator and double glazed lead effect window to the rear elevation.

Bedroom Two

10'6" x 11'11"

With wall mounted radiator and double glazed lead effect window to the rear elevation.

Bedroom Three

11'3" x 8'9"

With wall mounted radiator and double glazed lead effect window to the side elevation.

Bathroom

7'3" x 6'3"

A three piece bathroom suite comprising of close coupled WC, vanity unit with wash basin with taps, panelled bath with telephone style taps and attachments. Wall mounted electric shower, glazed shower screen. Panelled radiator, tiled walls, tiled flooring and double glazed frosted leaded window to the side elevation.

Directions

From the agent Mold office, proceed down Chester Street to Tesco Roundabout and take the third exit down Chester Road. At the Wylfa Roundabout take the third exit and proceed up the Wylfa Hill and turn right into Bod Offa Drive, follow the road and turn right onto Tir Wat, bear right again, and then turn left onto Bryn Derwen, where the property will be found on the left hand side.





Floor Plan

Total floor area 78.3 m² (842 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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.