



Kingswood Bryn Aur, Caerwys, Mold, Flintshire, CH7 5BR

£230,000

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EPC - E53

Council Tax Band - D

Tenure - Freehold

Bryn Aur, Mold

3 Bedrooms - House - Semi-Detached

Offered With No Onward Chain A traditional three bedroom semi-detached property located in the popular town of Caerwys. In brief, the property offers a spacious hallway with period detail, two reception rooms and kitchen to the ground floor, to the first floor are three bedrooms and a family bathroom. Outside there are gardens to the front and back as well as a detached brick built garage and driveway.

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Accommodation

Entrance via a part glazed timber door into:

Front Porch

With low level walls and glazed windows to the front elevation, tiled flooring and uPVC door leading to:

Entrance hallway

14'8" x 7'7" (4.474m x 2.32m)

With stairs raising to first floor, understairs storage, radiator and original deep skirting boards, and plate racks, panelled doors off to ground floor rooms

Living Room

13'5" x 10'10" (4.093m x 3.322m)

Having a uPVC bay window and separate smaller window overlooking the front garden, tiled fireplace and radiator as well as original picture rail and deep skirting boards.

Dining Room/ Sitting Room

13'4" x 12'0" (4.072m x 3.683m)

With sliding uPVC doors overlooking the rear garden, slate fireplace and shelving, serving hatch, radiator, original picture rail and deep skirting boards.

Kitchen

8'9" x 7'8" (2.683m x 2.353m)

With Upvc window overlooking the rear garden and fitted with a range of wall and base units with work-surfaces over, inset stainless steel sink unit. Void for fridge-freezer and quarry tiled flooring.

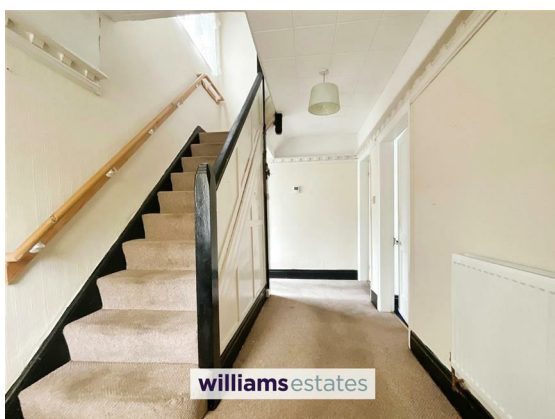
First Floor Landing

Having a uPVC window, to the side elevation, loft hatch access and panelled doors off to all rooms.

Bedroom One

13'5" x 10'10" (4.109m x 3.313m)

With a uPVC bay window and separate uPVC window to the front elevation, radiator and original picture rail and skirting.



Bedroom Two

13'3" x 12'2" (4.058m x 3.712m)

With uPVC window overlooking the rear garden, tiled fireplace, radiator and original picture rail and skirting.

Bathroom

8'5" x 7'8" (2.568m x 2.340m)

Fitted with a coloured suite to include a panelled bath, pedestal wash hand basin and low flush W.C, built-in airing cupboard with shelving, subway tiling to the walls and uPVC obscured window to the rear elevation.

Bedroom Three

7'8" x 6'11" (2.354m x 2.130m)

With built-in wardrobes, radiator and uPVC window overlooking the front elevation.

Attached outbuildings

Timber doors give access to two small outbuildings which currently house the oil-fired central heating boiler and storage space. The additional outbuilding houses a W.C.

Detached Garage

(access on Holywell Road) Metal gates provide access to a driveway which lead to a detached brick built garage with pitched slate roof and two double timber doors, single glazed window and separate timber door.

Outside


The property is approached via a metal gate which gives access to a lawned garden and pathway with mature shrubs and trees. To the rear is a spacious and well established garden with lawned and seating areas which are bound by hedging and mature planting, a pathway leads to the garage and separate driveway.

Directions

From the Agents Mold office proceed down Chester Street, at the Tesco roundabout take the 1st exit onto Lead Mills and at the McDonalds roundabout, take the 3rd exit onto A541 proceed for approximately 9 miles and turn left onto the B5122 and proceed up the hill entering into Caerwys, turn right into Holywell Road and continue around right to Bryn Aur and the property will be found on the right hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	53	
(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.