



**Bryn Mair, 114 Chester Road, Mold,
Flintshire, CH7 1UQ**

£340,000

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EPC - C72 Council Tax Band - E Tenure - Freehold

Chester Road, Mold

5 Bedrooms - House - Detached

A large period property within walking distance of Mold Town Centre. With a wealth of character and original features, this traditional 4-bedroom detached house offers a large conservatory and annexe to the side, two reception rooms, large kitchen/ diner. Driveway parking, double glazing and gas fired central heating.

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Location

Located within walking distance of Mold Town Centre.

Mold Town offers a very popular twice-weekly outdoor market, with plenty of coffee shops, eateries and independent shops. The area offers multiple big named supermarkets, and a number of 'variety store chain' shopping outlets too.

With local Welsh and English medium schools and churches in the area.

With excellent access to train, bus and road networks including the A55. Within daily commuting distance of Chester, Manchester, Liverpool and North Wales coast.

Accommodation

Brick paved driveway leads up to this double fronted period property, with double glazed upvc front door into:

Entrance Hallway

Beautiful original Minton floor tiles greet you into this property. The staircase and spindles lead to the upper floor providing an understair cupboard for additional storage. Part wooden panelled walls with high ceiling and picture rail. Original 1930's panelled doors lead off to all rooms.

Sitting Room

11'9" x 10'9" (3.58 x 3.28)

A light bright room with original wooden parquet flooring, feature electric fire with marble hearth and composite fireplace mantle. The double glazed bay window overlooks the front garden and driveway.

Living Room

10'9" x 7'6" (3.28 x 2.29 (3.27 x 2.28))

With original parquet wooden flooring leading into a characterful living room with feature open fireplace and mantle with hearth and decorative tiled insets. This room offer a double glazed bay window overlooking the front garden.

Kitchen

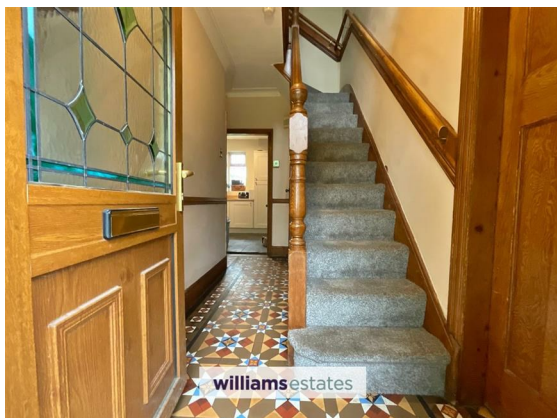
13'1" x 7'3" (3.99 x 2.21)

Comprising of a modern, recently fitted kitchen with ample wall, drawer and base units, complimentary worktop and splashback, tiled flooring with part underfloor heating. Integrated fridge/freezer, double oven with grill, hob, dishwasher and washing machine/tumble drier.

Family Room

13'9" x 12'9" (4.19 x 3.89)

With slate tiled flooring with underfloor heating, wall mounted gas fireplace, and panelled radiator. With upvc double glazed doors leading into;



Conservatory

14'5" x 14'5" (4.39 x 4.39)

Larger than average conservatory with vinyl flooring and glazed roof with access door leading into the Annexe. French doors leading onto the rear patio and garden area.

Annexe

11'9" x 10'9" (3.58 x 3.28)

With inner hallway with doors leading off to the double bedroom with double glazed window to the front elevation. The other door leads off to ensuite shower room with shower cubicle, WC and wash basin.

Stairs and Landing

The upper floor offers turn staircase and landing with loft access, original wooden panelled 1930s style doors leading to all rooms:

Bedroom One

10'6" x 10'10" (3.20 x 3.30 (3.19 x 3.29))

Located to the rear of the property, this light bright room offers fitted wardrobes and ample space for double bed and additional furniture. Double glazed upvc window overlooking the rear conservatory and garden. Door leading into;

Ensuite

With vinyl flooring, double glazed frosted window to the rear elevation, shower cubicle, low level wc and wash hand basin.

Bedroom Two

11'9" x 10'9" (3.58 x 3.28)

Situated to the front of the property, double glazed window to the front and radiator.

Bedroom Four

12'1" x 6'2" (3.68 x 1.88)

This bedroom has a double glazed window to the rear and radiator.

Bedroom Three

10'9" x 8'10" (3.28 x 2.69)

Another double bedroom with ample space for bedroom furniture. With double glazed window to the front and panelled radiator.

Bathroom

Comprising of a white three piece bathroom suite with traditional style wash basin and pedestal. Claw-footed white bath with shower attachment over. Low level WC and a traditional 'Chatworth' radiator and towel rail.

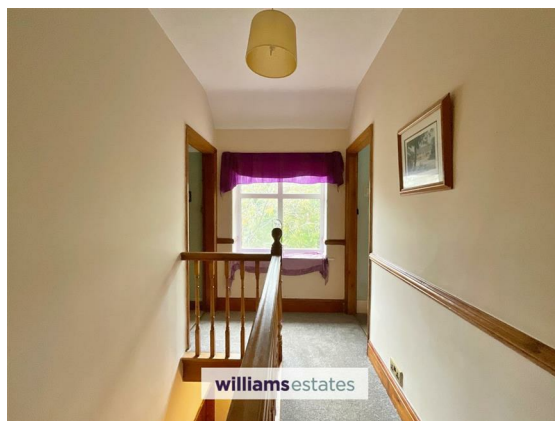
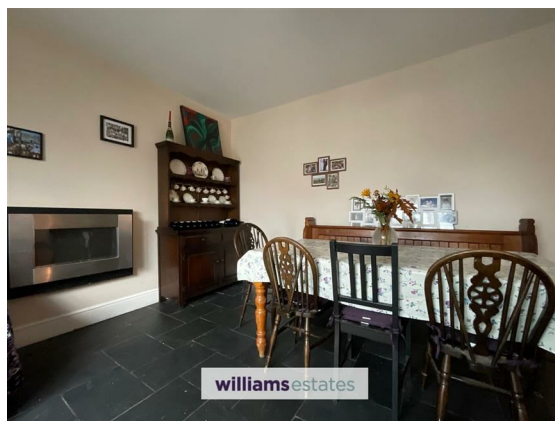
Outside

The property offers ample driveway parking to the front and side. With lawned area and cherry blossom tree to the front.

Enclosed rear garden offers a patio area to the rear of the annexe with lawn garden to the side of the conservatory.

Directions

From the agents Mold office proceed down Chester Street at the Tesco Roundabout take the third exit onto Chester Road passing the shopping complex and proceeding up the brow of the hill and the subject property will be found on the left hand side.





Ground Floor

Floor area 94.5 sq.m. (1,018 sq.ft.) approx



First Floor

Floor area 59.0 sq.m. (635 sq.ft.) approx

Total floor area 153.5 sq.m. (1,652 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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.