



9 Trem Afon, Mynydd Isa, CH7 6YR

£315,000

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EPC - C74 Council Tax Band - D Tenure - Freehold

Trem Afon, Mynydd Isa

5 Bedrooms - Bungalow - Semi Detached

Nestled in the charming village of Mynydd Isa, this delightful semi-detached dormer bungalow offers a spacious and comfortable living space. This property boasts five bedrooms, perfect for a family or those in need of extra space. The property features an annexe that offers substantial accommodation options, ideal for guests staying over or for those who work from home. This property also has double glazing throughout. One of the highlights of this property is the well-maintained rear garden, a perfect spot for enjoying alfresco dining or entertaining guests. Also, it offers ample off-road parking for multiple vehicles and both the flat roof dormers were replaced recently with fibre glass.

Council Tax Band - D
Tenure - Freehold
EPC Rating - 74 C



Accommodation

Entrance via a composite door, leading into:

Entrance Hallway

Radiator, lighting, cupboard housing internet access point, under-stairs storage cupboard and doors off. There is also a turned staircase to the First Floor.

Dining Room / Second Sitting Room

15'8" x 10'4" (4.8 x 3.17)

Accessed via a timber door, this room includes: A remote controlled gas fire, UPVC double glazed window to the front elevation, radiator, TV access point, lighting, power-points.

Bedroom Three

9'2" x 8'2" (2.80 x 2.50)

UPVC double glazed window to the front elevation, radiator, lighting, power-points.

Kitchen

15'1" x 10'5" (4.6 x 3.2)

Integrated electric double oven, power-points, void for free standing fridge freezer, void and plumbing for washing machine, integrated dishwasher, stainless steel sink and mixer taps over, down-lights, wall mounted radiator, integrated wine cooler, four ring gas hob and laminate flooring.

Sitting Room / Conservatory

13'5" x 10'2" (4.1 x 3.1)

Accessed via bi-fold doors, and includes: lighting, power-points, TV access point, radiator, three UPVC double glazed windows to the rear patio, as well as a UPVC door to the rear.

First Floor Landing

UPVC double glazed window to the side elevation, access to loft hatch, singular powerpoint, storage cupboard housing Worcester boiler. There is also walk in full height loft space.

Bedroom One

11'9" x 10'2" (3.59 x 3.10m)

Three UPVC double glazed window to the front elevation, radiator, lighting, power-points, fitted wardrobes with integrated vanity units.



Bedroom Two

12'5" x 10'2" (3.80 x 3.10)

Three UPVC double glazed windows to the rear elevation, radiator, lighting, power-points.

Bathroom

9'10" x 7'6" (3 x 2.3)

Partially tiled walls, walk-in shower enclosure with wall mounted stainless steel shower, wall mounted radiator, bath tub with a telephonic stainless steel shower head, low level W/C, extractor fan, lighting, obscure double glazed window onto the side elevation.

Entrance Hallway

Radiator, lighting, and doors off.

Bedroom Five

9'6" x 8'10" (2.90 x 2.70)

Radiator, UPVC double glazed window to the side elevation, power-points, lighting.

Living Room

20'11" x 10'9" (6.4 x 3.3)

Separate UPVC door with wheelchair access that leads out to the front elevation, radiators, cupboards housing the electric meter and second boiler, power-points, lighting, TV access point, UPVC double glazed windows to the side elevation, with views to the garden.

Bedroom Four

11'1" x 8'6" (3.38 x 2.6)

Power-points, radiator, UPVC double glazed window to the side elevation. There is also a door leading to the en-suite.

En-Suite

7'10" x 8'2" (2.4 x 2.5)

Multi-functional bidet, W.C., extractor fan, stainless steel radiator, walk-in wall mounted electric shower enclosure with telephonic shower head, hand wash basin with vanity unit, velux window.

Outside

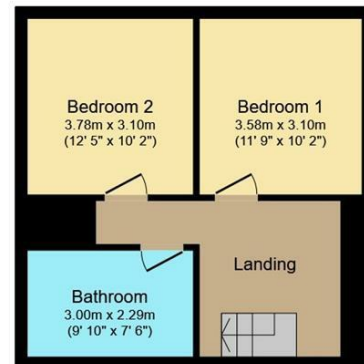
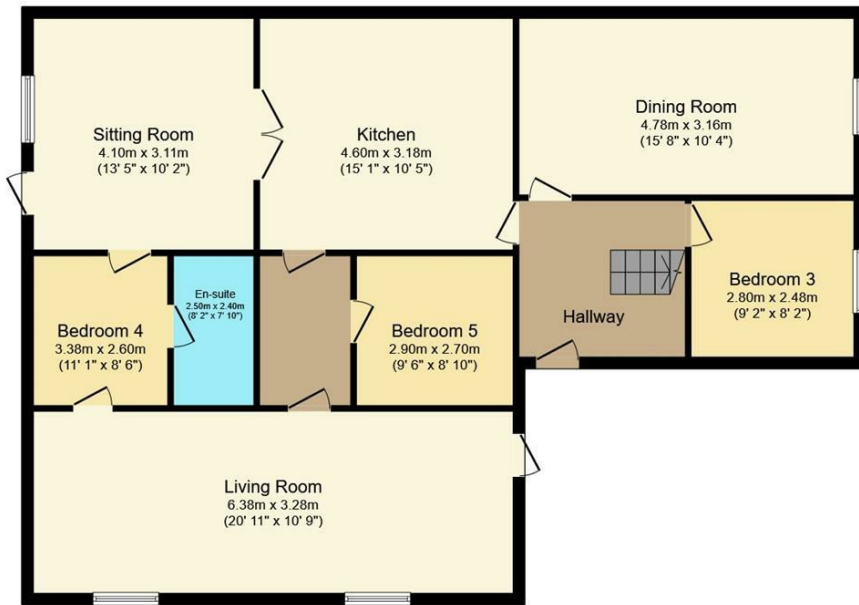
To the front, the property has a concrete driveway offering ample space for multiple vehicles.

To the rear, the landscaped terraced garden offers privacy and is ideal for alfresco dining. The rear is also surrounded by timber fencing and offers a variety of flowers and greenery.

Directions

Start on Chester Street, Mold: Head south on Chester Street (B5444). Continue onto Lead Mills (B5444) Turn left onto King Street (A5119): At the roundabout, take the 2nd exit onto King Street/A5119. Continue on A5119. Continue to follow A5119 through the Town Center. At the next roundabout, take the 3rd exit onto New Brighton Road (A5119): Follow A5119 for about 1 mile. Turn right onto Argoed Road: Continue on Argoed Road for about 0.5 miles. Turn left onto Trem Afon.





TOTAL: 165.8 m² (1,785 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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		

Call us on
 01352 372111

Mold@williamsestates.com

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.