

13 Pen Y Bryn, Mold, Flintshire, CH7 1TL

£325,000

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EPC - C71 Council Tax Band - E Tenure - Freehold

Pen Y Bryn, Mold

3 Bedrooms - Bungalow - Detached

AVAILABLE WITH NO ONWARD CHAIN! An impressive, energy efficient three bedroom detached bungalow located close to Mold Town Centre. The property is situated on a good size plot, and comprises of three bedrooms, a recently fitted wet room, dining/living area, conservatory, kitchen, rear porch and garage. Having a fantastic rear garden which is partially laid to lawn and partially paved, with mature plants and shrubs and an impressive gazebo. Tenure: Freehold. Council Tax Band: E. EPC Rating: 71 C.



Accommodation

Entrance is via a UPVC double glazed door, leading into the:

Entrance Hallway

Having doors off, power points, lighting, consumer unit, access to the loft hatch and a cupboard.

Bedroom

9'10" (l) x 6'10" (w) (3.0m (l) x 2.1m (w))
Having lighting, power points, radiator, UPVC window to the front elevation.

Bedroom

7'6" (l) x 10'5" (w) (2.3m (l) x 3.2m (w))
Having UPVC double glazed windows to the front elevation, radiator, lighting and power point.

Shower Room / Wetroom

8'2" (l) x 6'2" (w) max (2.5m (l) x 1.9m (w) max)
Having a hand wash basin with stainless steel taps over, W.C, UPVC obscure double glazed windows, shower, radiator, lighting and extractor fan.

Bedroom

15'1" (l) x 11'1" (w) (4.6m (l) x 3.4m (w))
Having lighting, radiator and UPVC window to the rear.

Living / Dining Room

22'7" (length) (max) x 18'0" (w) (max) (6.9m (length) (max) x 5.5m (w) (max))
Having radiator, power point, fire with marble surround and hearth, UPVC window the front elevation.

Conservatory

12'9" (l) x 8'2" (w) (3.9m (l) x 2.5m (w))
Having radiator, power point and T.V. access cable.



Kitchen

10'9" (l) x 8'10" (w) (3.3m (l) x 2.7m (w))

Having void for fridge freezer and plumbing for machine, stainless steel sink with stainless steel mixer tap over, UPVC window to the rear elevation, lighting, four ring gas hob, stainless steel extractor fan, partially tiled walls and door leading into a rear porch.

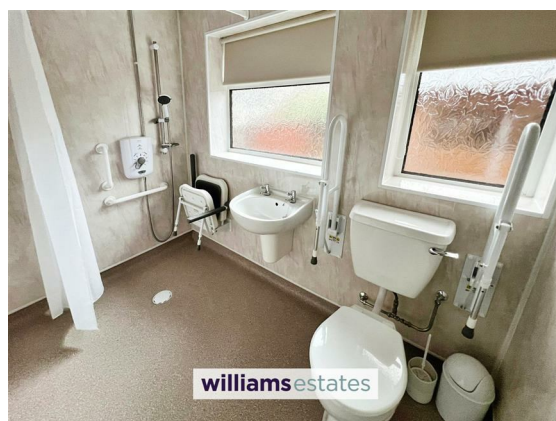
Outside

To the front, the property has a spacious driveway which has space for multiple vehicles. There is a good size garage additionally.

To the rear, there is a large enclosed garden which is mainly laid to lawn, having mature shrubs and plants. There are also several patio areas which are ideal for alfresco dining, being close to golden gravel. Additionally to the rear, is a gazebo which would be ideal for entertaining guests.

Directions

From our Mold office turn left and head towards the High Street continue through the traffic lights to stay on B5119, continue for approx one third of a mile and then turn right onto Hafod Park follow the road until you reach the junction and then turn right onto Hendy Road. Continue onto Clayton Road then turn right onto Greenside and then turn right onto Pen y Bryn where the property will be located.





Floor Plan

Floor area 93.7 sq.m. (1,009 sq.ft.)

TOTAL: 93.7 sq.m. (1,009 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	

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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.

