



**19 Bromfield Park, Mold, Flintshire, CH7
1HN**

£155,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Bromfield Park, Mold

3 Bedrooms - House - Semi-Detached

*** No Onward Chain *** A three-bedroom semi-detached house within walking distance of Mold Town Centre. Having low maintenance gardens to the front and rear, a kitchen, living room and downstairs shower room. Internal viewing is highly recommended as this could be the perfect home for first time buyers or investors alike. Tenure: Freehold. Council Tax Band: C. EPC Rating: TBC.



Accommodation

uPVC door leading into the hallway. There are doors off, a radiator, and stairs leading to the first floor.

Entrance Hall

With doors off, radiator and stairs leading to the first floor.

Living Room

14'9" maximum x 12'9" (4.5 maximum x 3.9)
With fireplace having an electric fire, radiator, decorative uPVC window to the front elevation, power point and lighting.

Kitchen

12'9" x 14'5" maximum (3.9 x 4.4 maximum)
With uPVC decorative windows to the rear elevation, radiator, stainless steel sink with taps over, void and plumbing for washing machine, void for under counter fridge/freezer, gas hob cooker, power point, uPVC door to the rear. Doors leads to

Downstairs Shower Room/W.C

19'8" x 6'2" (6 x 1.9)
With hand wash basin with stainless steel taps over, fully tiled walls, extractor fan, W.C., radiator and decorative UPVC window onto the rear elevation. There is also a wall mounted shower

Stairs/Landing

Having a decorative window to the side elevation, loft access hatch and doors off.

Bedroom One

18'4" x 9'10" (5.6 x 3)
With two UPVC windows to the front elevation, lighting and radiator.

Bedroom Two

11'5" x 9'6" (3.5 x 2.9)
With uPVC window to the rear elevation and lighting. There is also a cupboard which houses the boiler and power points.



Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

Having radiator, lighting and power points.

Outside

The front of the property is paved for ease of maintenance and is bounded by a low brick wall and hedging. There is a timber gate leading to the rear.

The rear garden is mainly laid with golden gravel and is bound by timber fencing.

Directions

From our Mold office turn left and proceed to the traffic lights and turn left onto Wrexham Street B5444 and proceed for approximately 0.5 miles the turn left onto Bryn Hilyn Lane and then left again onto Bromfield Park where the property can be found.





Ground Floor

Floor area 43.0 sq.m. (463 sq.ft.)



First Floor

Floor area 39.0 sq.m. (420 sq.ft.)

TOTAL: 82.1 sq.m. (883 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 | | | 85 |
| (69-80) C | | 70 | |
| (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.