



**28 Bryn Awelon, Mold, Flintshire, CH7
1LU**

£210,000

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EPC - D66 Council Tax Band - D Tenure - Freehold

Bryn Awelon, Mold

2 Bedrooms - Bungalow - Detached

Available with no onward chain and vacant possession. Offering fantastic potential, two-bedroom detached bungalow which would benefit from a scheme of modernisation offers comfortable, single-level living in a highly sought-after location in the delightful market town of Mold and just minutes from the Town Centre.

The bungalow features a welcoming living room, kitchen, separate dining room, bathroom with bath and separate shower cubicle and two good size double bedrooms in addition to a driveway leading to a spacious integral garage. Manageable and low maintenance gardens provide peaceful outdoor space to enjoy.

Tenure: Freehold. Council Tax Band: D. EPC Rating: TBC.



Accommodation

Entrance is via a uPVC double glazed door opening into an entrance porch, with a cupboard housing the consumer unit.

Hallway

Having doors off, lighting and radiator.

Living Room

17'8" x 11'9" (5.4 x 3.6)

Having a uPVC double glazed window overlooking the front and side elevation, ornate fire with surround and hearth, radiator and power points.

Bathroom

6'10" x 6'2" (2.1 x 1.9)

Having fully tiled walls, access to loft hatch, opaque uPVC double glazed window to the side elevation, bathtub with stainless steel taps over, basin with stainless steel taps over, W.C, radiator and a walk in shower enclosure with wall mounted stainless steel shower over.

Dining Room

12'5" x 7'10" (3.8 x 2.4)

Having a radiator and power points. Leading into the:

Kitchen

15'8" x 5'6" (4.8 x 1.7)

Having power points, uPVC double glazed windows to the side and rear elevation, sink with stainless steel taps, four ring gas hob and oven, and door leading to the rear elevation.

Bedroom One

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

Having power point, lighting, radiator and a double glazed uPVC window to the rear elevation.

Bedroom Two

10'5" x 11'9" (3.2 x 3.6)

Having lighting, power, radiator and a uPVC double glazed window.



Garage

16'0" x 9'6" (4.9 x 2.9)

Having lighting, power and boiler. There is also a uPVC double glazed window to side elevation.

Outside

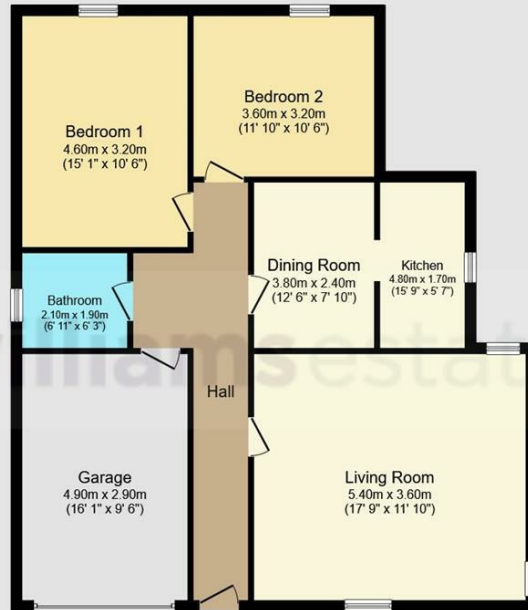
To the front, the property is mainly laid to lawn with a concrete driveway leading to the integral garage. The garden is bound by timber fencing and is accessed by an iron double gates.

The low maintenance rear is paved. Mature hedging forms the boundary.

Directions

From the agents Mold office turn right and proceed down Chester Street to the mini roundabout, turning left. From here, continue to the main roundabout taking the 4th exit and proceed for a short distance until Bryn Awelon will be noted on the right. Continue along Bryn Awelon until the property will be noted.





Floor Plan

Floor area 102.0 sq.m. (1,098 sq.ft.)

TOTAL: 102.0 sq.m. (1,098 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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.

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