



17 Dafydd Close, Bryn-Y-Baal, Mold, CH7 6RZ

£325,000

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EPC - C71

Council Tax Band - D

Tenure - Freehold

Dafydd Close, Mold

3 Bedrooms - House - Detached

Introducing a well-presented three-bedroom detached family home in Bryn-Y-Ball, approximately two miles away from the historic market town of Mold. The property benefits from a fantastic driveway for multiple vehicles, a spacious lawned front garden, a low maintenance south-facing private paved rear garden and from a convenient sun room offering comfort and convenience. Additional features include a modern, stylish, open-plan kitchen diner, a master-bedroom with an en-suite, a good size cosy living room and a family bathroom. Internal viewing is highly recommended! Tenure: Freehold. Council Tax Band: D. EPC Rating: 71 C.



Accommodation

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

Entrance Porch

Having a double glazed uPVC window to the front elevation and a radiator.

Living Room

15'5" x 14'9" (4.7m x 4.5m)

Having a uPVC double glazed bow window overlooking the front elevation, two radiators, chrome light switch, internet access point, T.V. access point and stairs leading to the first floor landing.

Second Sitting Room / Office / Gym Room

12'9" x 11'1" (3.9m x 3.4m)

Having a radiator, uPVC double glazed window, radiator, downlights, understairs cupboard and doors off.

Sun Room

11'5" x 11'1" (3.5m x 3.4m)

Having downlights, power points with USB charging points, and a uPVC double glazed door leading out to the rear garden.

Utility

6'6" x 4'11" max (2.0m x 1.5m max)

Having void and plumbing for a washing machine and dryer, uPVC double glazed window to the side elevation, Worcester boiler, partially tiled walls and door leading through to the:

Downstairs W.C.

4'7" x 2'11" (1.4m x 0.9m)

Having partially tiled walls, obscure uPVC double glazed window to the side elevation, lighting, W.C., and hand wash basin with taps over.

Kitchen Diner

18'0" x 23'11" (5.5m x 7.3m)

Having double glazed uPVC windows to the rear elevation, chrome power points with USB charging points, T.V. access point, uPVC double glazed bow window overlooking the front elevation, induction Smeg hob, Zanussi stainless steel extractor hood, wood effect worktops with shaker style drawer and base units, uPVC double glazed obscure door leading to the rear, void for freestanding fridge freezer, Smeg double integrated oven, double radiator and sink with mixer tap.



First Floor Landing

Having stairs going up, double glazed uPVC window to the side elevation, power point, chrome light switch and access to the loft hatch. There is also built-in cupboard storage and doors off.

Bathroom

6'6" x 5'10" (2.0m x 1.8m)

Having tiled walls, hand wash basin with stainless steel mixer tap over, stainless steel wall mounted radiator, bath with stainless steel shower over, extractor fan, tiled floor and a double glazed obscure uPVC window to the rear elevation.

Bedroom

8'10" x 11'1" (2.7m x 3.4m)

Having a radiator, uPVC double glazed window overlooking the rear elevation, views of the hillside, and power point.

Bedroom

14'9" x 8'6" (4.5m x 2.6m)

Having decorative uPVC double glazed windows overlooking the front elevation, radiator, chrome light switch and chrome power points.

Bedroom

15'8" x 10'2" (4.8m x 3.1m)

Having a double radiator, uPVC double glazed decorative windows overlooking the front elevation, chrome power points, chrome light switch and fitted wardrobe.

En-Suite

7'10" x 6'2" (2.4m x 1.9m)

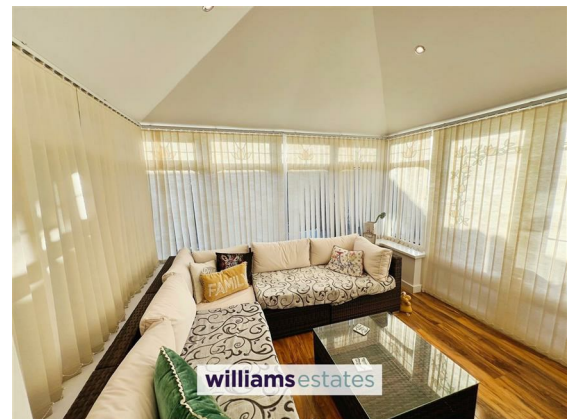
Having a walk-in shower enclosure, tiled walls, radiator, hand wash basin with stainless steel taps over, obscure double glazed window to the rear elevation, low flush W.C. and storage cupboard.

Outside

To the front, the property has a spacious, lawned front garden which is bound by mature hedges. To the rear, the garden is south facing, enjoying sun all day long. Paved for ease of maintenance, this garden is bound by timber fencing and is ideal for alfresco dining. To the rear, there is also a garage which has lighting and power and there is a timber gate leading out to a fantastic, spacious driveway which provides off-road parking for multiple vehicles.

Directions

From the Mold office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow this road to the roundabout and take the second exit signposted for Mynydd Isa/Buckley. Follow the road up the hill and take the fifth turning left onto Park Avenue. From here, continue this road through the estate for half a mile, taking a right onto Llewellyn's Drive whereupon the drive to the property will be found a short distance away.





TOTAL: 150.5 sq.m. (1,620 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
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.

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