



**Cremel Bryn Coch Crescent, Mold,
Flintshire, CH7 1PY**

£235,000

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EPC - D59 Council Tax Band - E Tenure - Freehold

Bryn Coch Crescent, Mold

2 Bedrooms - Bungalow - Detached

This charming detached bungalow is situated in the sought after Upper Bryn Coch Area Of Mold and is marketed with no onward chain and vacant possession. This property benefits from two generous sized bedrooms, two living rooms with gas fireplaces, dining room, kitchen, large bathroom, a private rear garden and driveway with off road parking. This property is a short walk from Mold Town Centre. We highly recommend viewing this property. Tenure: Freehold. EPC Rating:D-59. Council Tax:E



Accommodation

The property is accessed via a Upvc double glazed front door leading an entrance porch.

Entrance Porch

Leads into the Entrance Hallway.

Entrance Hallway

With radiator, loft access hatch, power, lighting and doors off.

Living Room

15'1" x 11'1" (4.6 x 3.4)

A large living room with outset gas fire, radiator, double glazed window to the front elevation, television aerial point, lighting and power.



Bedroom

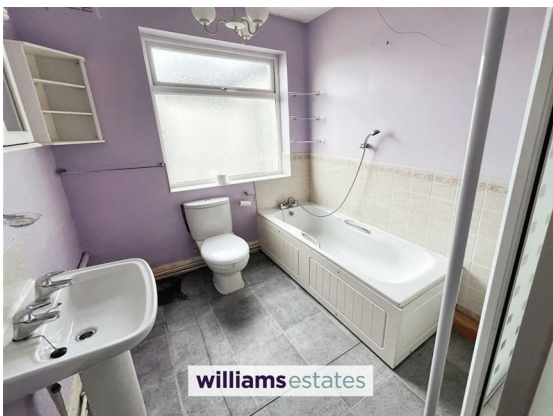
12'9" x 10'9" (3.9 x 3.3)

A good sized bedroom with double glazed Upvc window to the front elevation, radiator, lighting and power.

Bathroom

9'2" x 7'2" (2.8 x 2.2)

With a four piece suite consisting of a wash basin, low flush W.C, bathtub with shower head over, Shower cubicle with wall mounted shower, obscure double glazed window to the rear elevation and wall mounted vanity units.



Bedroom

12'5" x 10'2" (3.8 x 3.1)

A generous sized bedroom having a double glazed window to the rear elevation, radiator, lighting and power.

Sitting Room

11'1" x 12'1" (3.4 x 3.7)

Being of open plan design with the dining room, with outset gas fire on a tiled hearth, radiator, double glazed Upvc window to the side elevation, lighting, power and television aerial point.

Dining Room

7'2" x 11'1" (2.2 x 3.4)

Housing the Worcester boiler, radiator, Upvc double glazed window to the side elevation, power, lighting and of open plan with the sitting room and a door off to the kitchen. The consumer unit is also housed in the southwest corner of the room.

Kitchen

7'10" x 14'5" (2.4 x 4.4)

With wall, drawer and base units and worktops over, partially tiled walls, power, lighting, void for a fridge and freezer, plumbing for washing machine, stainless steel sink with taps over, void for cooker and a seating area with Upvc double glazed sliding doors to the side elevation.

Outside

The front of the property offers a driveway with off road parking, and a lawned area which is enclosed by a low brick wall.

To the rear of the property is a good sized garden with patio areas, lawned areas and mature flower beds, a wooden shed and the garden is bound by timber fencing for privacy.

Storage/Utility

Accessed from the garden, with space for storage, power and lighting.

Description

This charming bungalow is situated just a short walk from Mold town centre on a cul-de-sac just off the sought after Bryn Coch Road. The bustling Market town of Mold offers plenty, from shops, cafes and restaurants to a leisure centre. There are multiple primary and secondary schools in Mold and easy access to public transport as well as good links to the A55. This property could make a lovely project for someone looking to downsize to a quiet area of Mold. Viewing is highly recommended to appreciate the potential of this property.

Directions

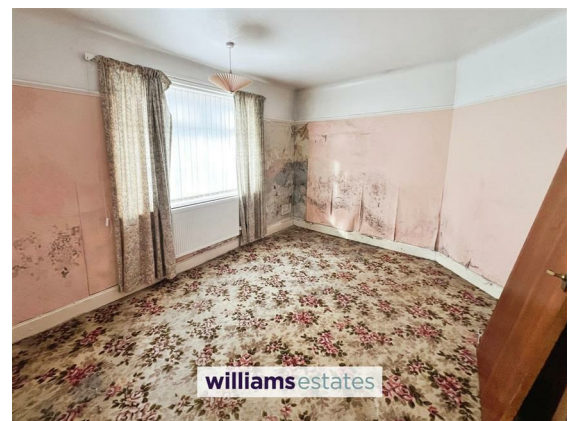
From our Mold office, head southwest on Chester St/A5119 towards High St/B5444

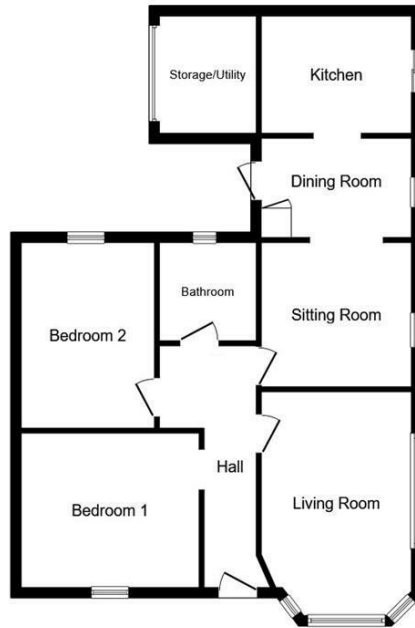
Turn left onto Bryn Coch Lane.

Turn right onto Upper Bryn Coch lane.

Turn left onto Bryn Coch Crescent.

Turn left to stay on Bryn Coch Crescent.





Floor Plan

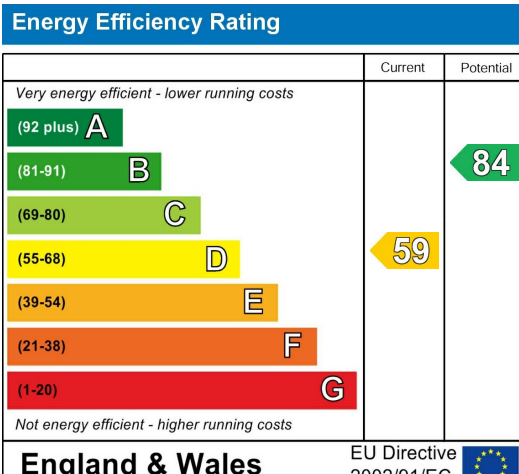
Floor area 76.1 sq.m. (819 sq.ft.)

TOTAL: 76.1 sq.m. (819 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.



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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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