

**1 Trem Afon, Mynydd Isa, Mold,  
Flintshire, CH7 6YR**

**£232,495**

 2  1  1  D

**EPC - D68    Council Tax Band - D    Tenure - Freehold**



# Trem Afon, Mold

## 2 Bedrooms - Bungalow - Semi Detached

**\*\* No Onward Chain, Viewing Advised \*\***

This attractive and well presented bungalow is situated in a quiet Cul-De-Sac in the sought after area of Mynydd Isa. Offering two good sized bedrooms, a modern family bathroom, modern open plan kitchen diner, living room with multi fuel burner, utility room, garage, driveway and a private rear garden with a large summer house. This property could be perfect for someone who is looking to downsize or first time buyer without wanting to do any work to the property.

Tenure: Freehold, EPC Rating: D 68, Council Tax Band: D



### Accommodation

The property is accessed via a composite front door leading into the entrance hallway.

### Entrance Hall

A wide hallway with power, lighting, cupboard for storage housing the boiler, loft access hatch and doors off.

### Living Room

15'1" x 10'2" (4.6 x 3.1)

With double glass doors leading to the kitchen/ diner, this cosy living room has an inset gas living flame fire set on a decorative hearth, wooden flooring, Upvc double glazed window to the front elevation, lighting and power.

### Kitchen/ Dining Room

19'0" x 10'9" (5.8 x 3.3)

A bright and open room with wooden flooring, Base and drawer units with granite worktops over and wall units above, integrated oven and grill, matt effect 1 1/2 basin sink with mixer tap over, integrated 5 ring gas hob with extractor hood over, space for dining table, integrated fridge freezer, integrated dish washer, radiator and Upvc double glazed window and door to the rear elevation and doors leading to the office and the living room.



### Utility Room

17'0" x 8'2" (5.2 x 2.5)

A useful room having wooden flooring, power, lighting, plumbing for a washing machine and Upvc double glazed windows to the side and front elevations.

### Bathroom

8'2" x 6'2" (2.5 x 1.9)

A well presented family bathroom with tiled flooring and partially tiled walls, p shaped bath with glass screen and stainless steel wall mounted shower with waterfall head, extractor fan, hand wash basin with built in vanity unit and mixer tap over, wall mounted, mirrored vanity unit, large storage cupboard, wall mounted shelving and lighting.



### Bedroom One

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

## Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

## Garage

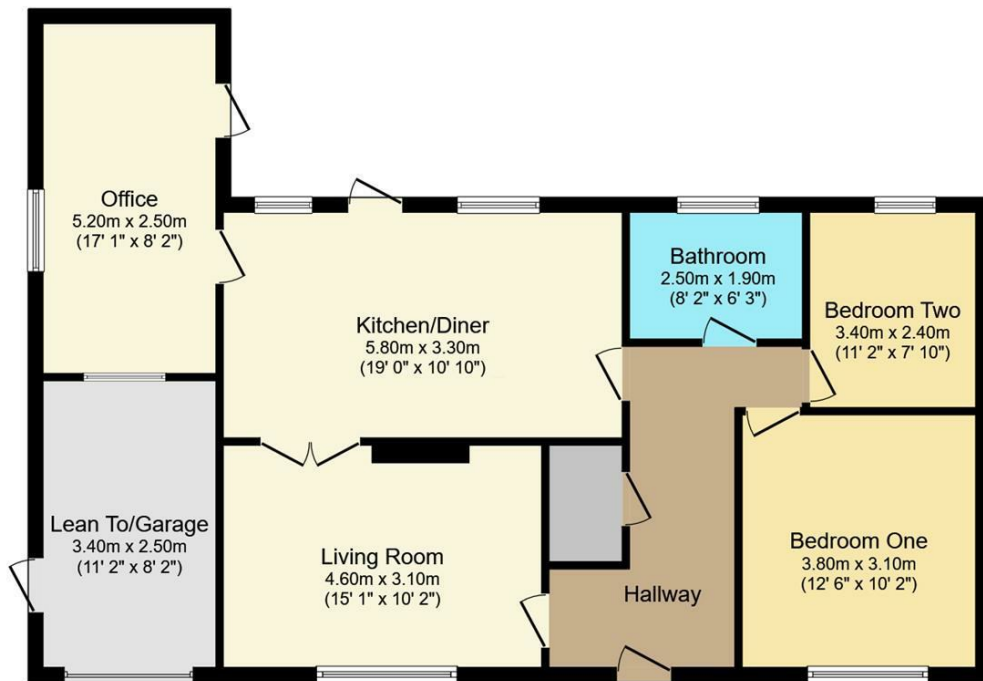
11'1" x 8'2" (3.4 x 2.5)

With up and over garage door, having a perspex roof, Upvc double glazed door to the side elevation and up and over door electric access to the front elevation.

## Outside

A good sized and private rear garden which is mainly laid to lawn, with patio area and pergola for alfresco dining, planted borders with mature shrubs, a generous timber framed summer house with Upvc doors and windows, power and lighting and also a large timber tool shed. The garden is bound securely by timber fencing.





**Floor Plan**

Floor area 95.2 sq.m. (1,025 sq.ft.)

Total floor area: 95.2 sq.m. (1,025 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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