



**14 Broncoed Park, Mold, Flintshire, CH7
1JE**

£215,000

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EPC - D66 Council Tax Band - C Tenure - Freehold

Broncoed Park, Mold

3 Bedrooms - House - Semi-Detached

**** No Onward Chain ****

This property could be ideal for families, first time buyers or investors alike, having three good sized bedrooms, two reception rooms, two bathrooms, large kitchen, lawned gardens to the front and rear, a driveway with ample parking and a detached single garage. Being just a short walk from Mold town centre, this property is in an ideal location. Viewing advised.

Tenure: Freehold, EPC Rating: D-66, Council Tax Band: C



Accommodation

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

Entrance Hallway

Having wooden flooring, double radiator, lighting, power, doors off and stairs leading up to the first floor.

Living Room

14'1" x 11'9" (4.3 x 3.6)

A large and bright living room with wooden paneled feature wall, electric fireplace, radiator, power points, lighting and a uPVC double glazed window to the rear elevation.

Kitchen

13'9" x 10'5" (4.2 x 3.2)

Having tiled flooring, wall, drawer and base units with marble effect worktops over, washing machine (not tested), void for tumble dryer, cooker and fridge/freezer, consumer unit, uPVC double glazed window to the rear elevation, tiled splashbacks, radiator, worcester boiler, stainless steel sink with mixer tap over, power and lighting.

Snug

12'1" x 10'5" (3.7 x 3.2)

A cosy room with a uPVC double glazed window to the front aspect, radiator, power points and lighting.

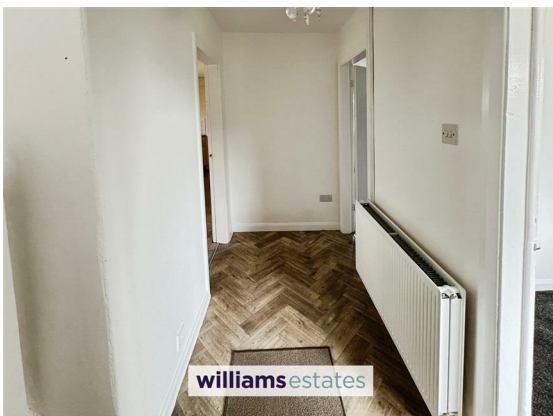
Shower Room

9'2" x 9'10" (2.8 x 3.0)

A ground floor shower room with quarry tiled flooring, walk in shower enclosure with wall mounted shower and tiled walls, hand wash basin with mixer taps over, low flush W.C, radiator, obscure double glazed uPVC window and extractor fan.

First Floor Landing

With stairs leading up and doors off, having a cupboard for storage, loft access hatch, uPVC window, power and lighting.



Bedroom One

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

A large double bedroom with laminate flooring, uPVC double glazed window to the rear elevation, radiator, power points, lighting and a television aerial socket.

Bedroom Two

7'6" x 7'2" (2.3 x 2.2)

A good sized double bedroom with laminate flooring, uPVC window to the front elevation, radiator, power points and lighting.

Bedroom Three

9'10" x 6'10" (3.0 x 2.1)

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

Bathroom

A good sized family bathroom with, two obscure double glazed uPVC windows to the front elevation, p shaped bath with mixer tap over and wall mounted shower, laminate flooring, fully tiled walls, hand wash basin with mixer taps over, low flush W.C, radiator and chrome towel rail.

Outside

The Front of the property benefits from a driveway with ample off road parking, a single garage and a lawned area.

To the rear of the property is a lawned garden with a paved area perfect for alfresco dining. The garden is bound by timber fencing.

Description

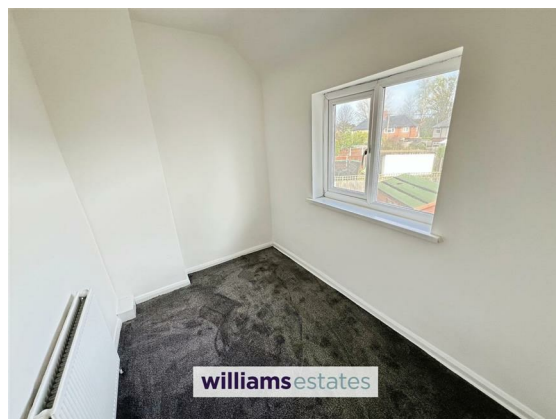
Broncoed park is just a stone's throw from Mold town centre, making it a great location for families or first time buyers. Having local amenities just a short walk away including shops, schools and cafes.

Directions

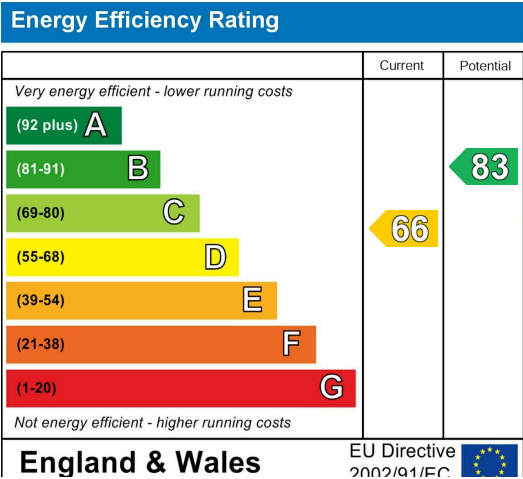
From our Mold office, head south-west on Chester St/A5119 towards High St/B5444

Turn left at the 1st cross street onto Wrexham St/B5444

Turn right onto Broncoed Park and the property will be found on the right



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.