



**Parkland Broncoed Lane, Mold, CH7
4GZ**

£670,000

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EPC - D59

Council Tax Band - G Tenure - Freehold

SUMMARY

Williams Estates Mold are delighted to offer this impressively large Detached family home to the market. This property boasts five generous sized bedrooms, four stylish bathrooms, an open plan and well designed kitchen with modern integrated units, large living room, perfect for entertaining, well maintained lawned gardens and views into the adjoining woodlands. This property offers bedrooms and bathrooms to both the ground floor and first floor, making it perfect for intergenerational living. Parkland is set in an idyllic and private spot with views of the surrounding countryside whilst remaining within easy access from Mold Town centre by foot and having schools, shops and other amenities within walking distance. Viewing is highly advised to take in the beauty of this property and it's location.

Tenure:Freehold, EPC Rating: D59, Council Tax Band:G



Accommodation

uPVC double glazed front door leading into a double glazed entrance porch.

Entrance Porch

Being double glazed and having a tiled floor and power points, Oak double glazed door and further uPVC double doors both opening into the entrance hall.

Entrance Hall

With radiator and oak effect tiled floor, wide oak tread stairs with oak handrails to each side leading up to the first floor.

Groundfloor Shower Room/W.C

8'10" x 7'2" (2.7 x 2.2)

Being fully tiled, with shower enclosure with rainfall shower and detachable shower head, hand wash basin with taps over, wall hung W.C, chrome heated towel rail, uPVC double glazed window.

Living Room

19'0" x 16'11" (5.8 x 5.18)

Having a Oak cottage door, focal point fireplace, three radiators, two double glazed uPVC windows to the front elevation and two to the side elevation, oak effect tiled flooring and glazed Oak double doors to the dining area of the kitchen.

Kitchen

25'9" x 14'11" (7.86 x 4.55)

Being comprehensively fitted with a range of modern drawer and base units, with wall units over, glazed display units, space for american style fridge freezer, large central island with breakfast bar, two NEFF built in ovens, two four ring induction hobs, integrated dishwasher, integrated NEFF microwave, integrated wine cooler, radiator, two double glazed uPVC windows to the rear elevation and double glazed, double doors to the side elevation and tiled flooring.

Utility Room

8'8" x 7'2" (2.66 x 2.20)

With storage units to match the kitchen, radiator, tiled flooring continued from the kitchen, plumbing for washing machine, stainless steel sink, double glazed uPVC window and door to the rear elevation and a further boiler cupboard off with a modern worcester central heating boiler, electric trip switches and a double glazed uPVC window to the rear elevation.

Principal Bedroom

17'10" x 8'10" (5.46 x 2.7)

A large double bedroom having built in wardrobes, radiator, two double glazed uPVC windows to the side elevation, doors leading to the en-Suite bathroom.





En-Suite

12'3" x 8'10" (3.75 x 2.7)

Having a freestanding double ended bathtub with wall mounted tap and detachable shower head, mirrored tiled wall, walk in shower enclosure, wall mounted low flush W.C, twin hand wash basins in an inbuilt vanity unit with taps over, two double glazed uPVC windows to the side elevation with window shutters.

Bedroom/Snug

16'11" x 10'2" (5.18 x 3.1)

A versatile room, having fitted wardrobes, double radiator and two double glazed uPVC windows to the front elevation.

First Floor Landing

With oak stairs leading up from the ground floor, seating area, large velux double glazed roof window.

Bedroom

15'5" x 14'11" (4.7 x 4.57)

Having high vaulted ceiling, radiator, built in wardrobes, double glazed window to the side elevation and double glazed velux roof window to the rear and door leading to the en-suite.



En-Suite

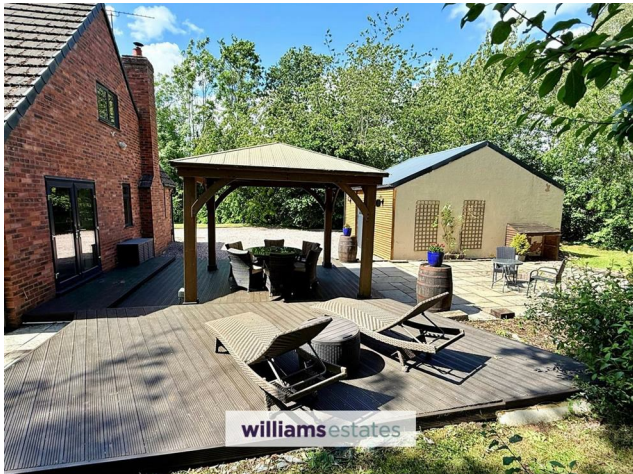
16'11" x 10'2" (5.18 x 3.1)

Having a freestanding double ended bath with wall mounted tap, walk in shower enclosure with large wall mounted rainfall shower and detachable shower head, chrome column radiator with towel heater, twin hand wash basins with mixer taps over and inbuilt vanity units below, low level W.C and a double glazed uPVC window to the front elevation

Bedroom

15'3" x 12'1" (4.66 x 3.7)

A large double bedroom with double radiator, double glazed uPVC window to the side elevation, double glazed velux roof window to the rear.



Dressing Room/Study

9'10" x 4'11" (3.0 x 1.5)

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

Bedroom

13'1" x 9'4" (4.0 x 2.87)

Having built in wardrobes, radiator and double glazed velux roof window.



Shower Room

9'6" x 5'10" (2.9 x 1.8)

Having a shower enclosure with black shower screen, overhead rainfall shower and detachable shower head, wall mounted hand wash basin with taps over and vanity unit beneath, wall mounted W.C, floor to ceiling tiling, black heated towel rail, timber effect tiled flooring and double glazed velux roof window.

Outside

Double gates lead to a large driveway with turning area laid with river gravel and a large garage. The property benefits from lawns to one side as well as a pergola and paved patio area perfect for alfresco dining.

Agents Notes

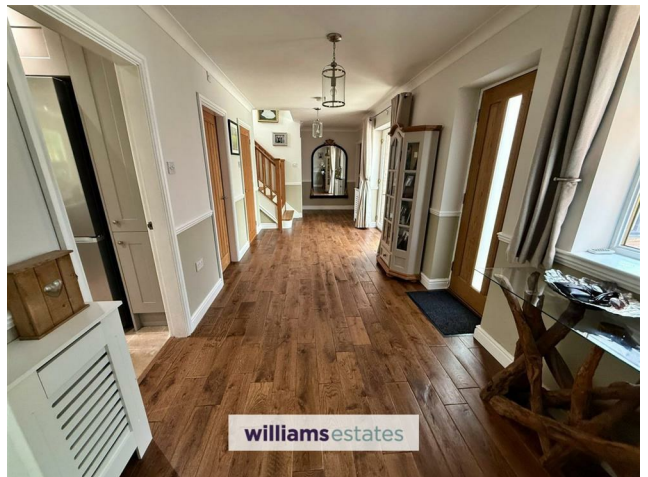
To the rear of the property is a grass bank planted trees that provides dappled shade. This bank is owned by a neighbouring commercial property and does not belong to the house, but the grass has been cut and maintained by the current and previous owners for over 25 years.

Description

Parkland is situated in idyllic countryside surrounded by woodland, whilst being just a short walk for the centre of Mold town. This property is within walking distance from many primary schools and secondary schools.

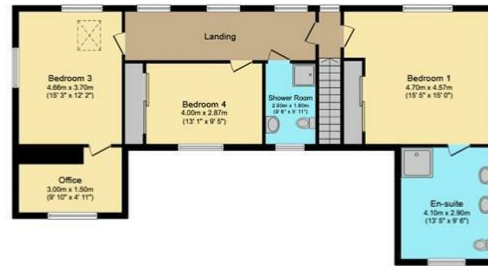
Directions

From our Mold office, continue left on Chester street. Take a left at the traffic lights and continue until you get the the Alun School and Mold Leisure centre. Take a right and continue down Broncoed Lane. The property will be found on your left.









Total floor area: 293.4 sq.m. (3,158 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		
(69-80) C		72
(55-68) D	59	
(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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