



26 Bro Alun, Mold, Flintshire, CH7 1LX

£155,000



EPC - D66 Council Tax Band - B Tenure - Freehold

Bro Alun, Mold

3 Bedrooms - House - Semi-Detached

AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION! Williams Estates are pleased to present this three-bedroom semi-detached home, ideally located in a quiet cul-de-sac in the heart of Mold Town Centre. This property is just a short walk from shops, cafes, and local amenities. Situated within walking distance to scenic walking routes, Theatre Clwyd, the leisure centre and to the town's Bus Station, everything you could want is on the doorstep.

The accommodation includes a bright lounge with patio doors to the garden, a generous kitchen with ample storage, and a ground-floor bathroom. Upstairs offers three well-proportioned bedrooms plus a convenient shower room.

Externally, the property features a low-maintenance rear garden and a long driveway providing off-road parking for multiple vehicles. With excellent transport links and easy access to Chester, Wrexham, Liverpool and the Clwydian Range, this convenient home is not one to be missed.

Tenure: Freehold. Council Tax Band: B. EPC Rating: 66D.

Accommodation

Entrance is via a door leading to the:

Hallway

A practical hallway welcomes you with tiled flooring and a staircase featuring a wooden banister. Under-stairs storage is neatly tucked away, with doorways leading to the kitchen and living room, making it a central point on the ground floor.

Living Room

The living room is bright and airy, finished with light flooring and a feature fireplace with a wooden surround. There is a large uPVC window and glazed doors which open onto the rear garden, allowing plenty of natural light to fill the room.

Kitchen

The kitchen features a classic layout with ample white cabinetry topped with contrasting countertops. It includes a freestanding gas hob and oven, a washing machine, and a dishwasher, set against a backdrop of neutral tiled flooring. A window overlooks the rear garden, providing a pleasant view and natural light.

Landing

The landing upstairs is simple and functional, carpeted throughout with doors leading to the bedrooms and bathrooms. Neutral walls keep the space bright and open.

Bedroom

The bedroom benefits from a large window that brightens the space. A wall-mounted radiator is also present.

Bedroom

A smaller bedroom which includes a window overlooking the garden and a built-in wardrobe with folding wooden doors.



Bedroom

This compact bedroom has a window providing natural light and views over the outside. A radiator sits beneath the window.



Bathroom

A clean and bright bathroom with a white suite comprising a bath, pedestal sink, and toilet. The flooring features a distinctive black and white tile pattern, while the walls are partially finished in white tiles. There is also a radiator.

Shower Room

A wet room style bathroom with a wall-mounted electric shower, toilet, and pedestal basin. The room is finished with beige tiles around the shower area and light walls, with an obscure window providing natural light.

Front Exterior

The property's front exterior is traditional red brick with a simple doorstep entrance. There is a paved area with gravel that provides space for parking or additional outdoor use, enclosed by a low wooden fence and gate access to the side pathway.



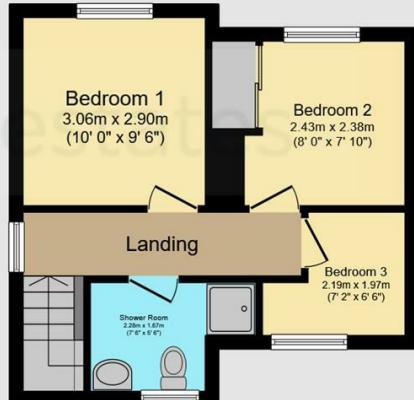
Rear Garden

The rear garden offers a low-maintenance outdoor space with a mix of paving, patio slabs, and gravel areas, enclosed by wooden fencing. It provides ample space for outdoor furniture and gardening.





Ground Floor
Floor area 40.7 sq.m. (438 sq.ft.)



First Floor
Floor area 31.0 sq.m. (333 sq.ft.)

Total floor area: 71.7 sq.m. (772 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		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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