



3 Hillside Cottages, Bryn Coch Lane, Mold, Flintshire, CH7 1PR

£280,000



EPC - 0 Council Tax Band - B Tenure - Freehold

Hillside Cottages, Mold

2 Bedrooms - Bungalow - Semi Detached

Nestled in the charming area of Bryn Coch Lane, Mold, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property exudes character while providing modern living in a sought-after location. This home features a welcoming reception room that invites relaxation and social gatherings.

The bungalow comprises two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. A standout feature of this property is the private enclosed garden, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This residence is perfect for those looking to settle in a friendly community, with local amenities and transport links just a stone's throw away.



Open Plan Living/Dining Area

22' 4" x 12' 5" (6.80m x 3.78m)

The open plan living and dining area offers a bright and welcoming space, with ample natural light flowing through, large double glazed window to the side elevation.

Kitchen

13' 1" x 9' 6" (4.00m x 2.90m)

The kitchen comprises of modern wall, drawer and base units with tiled flooring, double glazed windows looking to the side and front elevation. It features a mix of integrated appliances, void, for washing machine, dishwasher and fridge freezer.



Bedroom one

9' 6" x 9' 6" (2.90m x 2.90m)

Bedroom one is a comfortable double room featuring a large double glazed window to the rear elevation, which fills the space with natural light. It includes built-in sliding wardrobes for ample storage.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.70m)

Bedroom two is a lovely cosy room which benefits from a window providing garden views and built-in storage with sliding wardrobes, decorated in light, neutral colours.



Bathroom

12' 2" x 5' 7" (3.70m x 1.70m)

The bathroom is modern and stylish, comprising of a basin, toilet, and a separate shower cubicle with a glass screen. Heated towel rail, with tiled floor and walls.

Hallway

The hallway leads smoothly from the living room to the bedrooms and bathroom.

Rear Garden

The rear garden is a well-maintained space combining a paved patio area perfect for outdoor seating and dining, with a raised lawn surrounded by mature hedging and flower beds. The garden is fully enclosed, offering privacy and a peaceful outdoor retreat.

Outside

The front Garden at the front of the property features a paved driveway that provides off-road parking for multiple vehicles. It is bordered with low hedging and stone landscaping that complements the frontage of the home.

Summer House

The summer house offers a versatile space. Having lighting, power and a uPVC triple glazed window. Being fully insulated, it would make a great office / play room.

Directions

Start on Chester Street heading west (or toward Wrexham Street / town centre) from CH7 1EG.

Turn onto Ruthin Road (A541) heading south / southwest.

Continue along Ruthin Road for a short distance.

Turn left into Bryn Coch Lane.

Follow Bryn Coch Lane. Hillside Cottages will be on your right (depending on the side) after a short distance.





Floor Plan

Floor area 64.4 sq.m. (693 sq.ft.)

Total floor area: 64.4 sq.m. (693 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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