



**4 Erw Goed, Mynydd Isa, Flintshire, CH7
6YE**

£240,000

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EPC - D68 Council Tax Band - E Tenure - Freehold

Erw Goed, Mynydd Isa

2 Bedrooms - Bungalow - Detached

Tucked away in the charming and well-regarded area of Erw Goed, Mynydd Isa, this detached bungalow offers a wonderful combination of comfort, style, and convenience. With a peaceful setting and versatile living space, it's ideal for anyone looking for a relaxed and welcoming home environment.

The interior includes a generously sized reception rooms, perfect for both quiet nights in and entertaining friends or family. There are two good size bedrooms, making the property well-suited to couples, small families, or anyone looking to enjoy single-level living in a serene setting.

The property's layout has been thoughtfully arranged to create a homely and inviting feel throughout. Outside, you'll find yourself in a well-established neighbourhood known for its strong community spirit and excellent local facilities.

From enjoying cosy evenings indoors to leisurely walks through the surrounding area, this lovely bungalow offers a relaxed lifestyle in one of Mynydd Isa's most desirable locations. Interview viewing is recommended!



Hallway

A welcoming porch leads into the hallway, with a light wooden floor and neutral walls, creating a bright and airy feel. The hallway provides access to all main rooms, including the living room, kitchen, bedrooms, and bathroom.

Living Room

16'4" x 13'9" (4.98m x 4.20m)

The living room boasts a spacious layout with a large front-facing window that floods the room with natural light. It features a soft carpet underfoot and a classic wood-burning stove with a tiled hearth, creating a cosy and inviting atmosphere perfect for relaxing or entertaining guests.

Kitchen

19'7" x 10'9" (5.98m x 3.28m)

This kitchen enjoys an open-plan style with a wood-effect floor and cream cabinetry paired with wooden countertops. It offers integrated appliances including a double oven and space for a large fridge freezer. The kitchen is bright and airy thanks to a window and a set of French doors leading out to the garden, with a breakfast bar providing a casual dining space.

Bedroom One

14'2" x 10'4" (4.32m x 3.15m)

Bedroom One is a bright and spacious room featuring wood-effect flooring and a large window offering views over the garden. The neutral decor and natural light make it a restful space, with enough room for a bed and additional furniture.

Bedroom Two

11'11" x 7'1" (3.64m x 2.16m)

Bedroom two with carpeted flooring, window overlooking the side of the property.



Bathroom

6'2" x 5'4" (1.88m x 1.65m)

The bathroom is fully tiled with a classic white suite including a bath with shower, a pedestal sink, and a close-coupled toilet. A frosted window ensures privacy while allowing natural light to brighten the space.

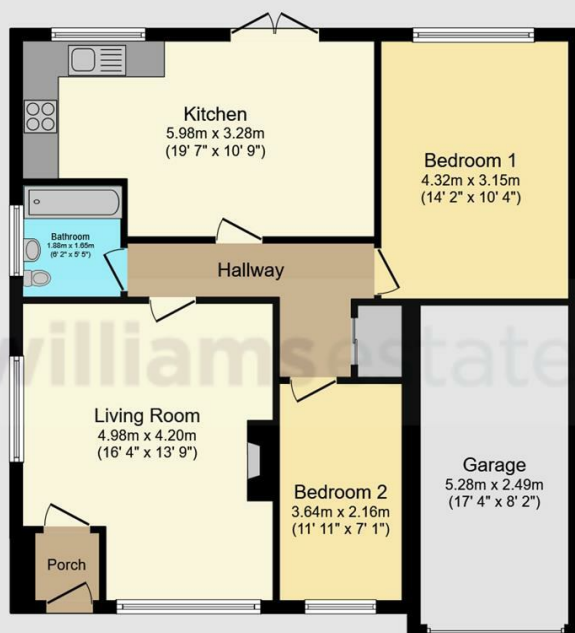
Rear Garden

The rear garden is a generous and well-maintained outdoor space with a large lawn bordered by mature shrubs and plants. A paved patio area provides a perfect spot for outdoor dining or relaxing, with views over open countryside adding to the peaceful setting. The garden offers plenty of space.

Directions

From out Mold office, Head south-east on High St/B5444 towards Chester St/A5119 -Turn left onto Chester St/A5119-0.2 mi-At the roundabout, take the 3rd exit onto Chester Rd/A541-0.5 mi-At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549-0.6 mi-Turn left onto Chambers Ln-0.4 mi-Turn left onto Heol Fammau-0.2 mi-Turn left onto Erw Goed- Property will be on the left.





Floor Plan
Floor area 86.5 sq.m. (931 sq.ft.)

Total floor area: 86.5 sq.m. (931 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	68	76
(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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