



**31 Bryn Awelon, Mold, Flintshire, CH7
1LT**

£485,000

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EPC - C73 Council Tax Band - F Tenure - Freehold

Bryn Awelon, Mold

4 Bedrooms - House - Detached

Located in the desirable area of Bryn Awelon, Mold, a well-presented four-bedroom detached family house. The property features three generous reception rooms, providing ample space for relaxation and entertainment.

Four good sized bedrooms, two with en suites.

Outside, the beautifully landscaped garden offers a serene retreat, with stunning views over open fields, making it an ideal space for outdoor activities or simply enjoying the tranquillity of nature. The ample off-road parking further enhances the practicality of this home, catering to the needs of a busy family lifestyle.

Situated in a highly sought-after location, this property provides easy access to local amenities, excellent schools, and transport links, making it perfect for those who value both comfort and convenience. This delightful home is not just a place to live; it is a sanctuary where cherished memories can be made. Do not miss the opportunity to make this exceptional property your own.



Hall

The entrance hall is finished with tasteful panelling on the lower half of the walls. It offers a warm welcome to the home and connects the main reception rooms and staircase.

Kitchen/Breakfast Room

21'9" x 11'10" (6.63m x 3.62m)

This open and airy kitchen/breakfast room offers ample work and storage space. The area incorporates a central island with a breakfast bar and boasts large tiled flooring that flows into the adjoining dining space. Double doors open out to the garden, bringing in plenty of natural light and providing a lovely view.



Utility Room

8' 7" x 6' 5" (2.62m x 1.96m)

The utility room houses a washing machine and providing additional space for laundry tasks. It has tiled flooring and a door giving access to the side of the property and garden.

Landing

The landing area is bright and spacious with a large window overlooking the front garden, there is panelling on the walls, providing a pleasant transition between the bedrooms.

Family Bathroom

Spacious bathroom with partially tiled walls, tiled flooring, bath, W.C and hand basin, obscure UPVC double glazed window, Radiator and lighting

Bedroom One

14' 1" x 11' 11" (4.30m x 3.62m)

The main bedroom is a generous, light-filled space with a large window framing views of the garden. It benefits from an en-suite bathroom.

Ensuite

9' 4" x 3' 5" (2.85m x 1.05m)

The en-suite is fitted with modern white suites including a shower, wash basin and WC. They feature tiled walls and floors, providing a clean and streamlined finish.



Bedroom Two

13' 8" x 11' 6" (4.17m x 3.51m)

Bedroom two provides a spacious double room with a large window looking out to the front of the property. It also boasts an en-suite bathroom for convenience and privacy.

En-Suite

11' 1" x 3' 7" (3.37m x 1.10m)

This en-suite bathroom has a shower, WC, and wash basin with contemporary tiling throughout for a fresh, modern feel.

Bedroom Three

12' 8" x 12' 0" (3.87m x 3.66m)

Bedroom three is comfortably sized and enjoys plenty of natural light from a wide window.

Bedroom four

10' 4" x 7' 3" (3.16m x 2.20m)

Bedroom four is a smaller, single room with a window looking out to the front. It is ideal for use as a child's bedroom, guest room or study.

W.C.

The downstairs WC is fitted with a modern suite including a WC and wash basin, with tiled flooring and part-tiled walls.

Rear Garden

The rear garden is an attractive and well-maintained outdoor space with a large lawn bordered by a paved patio area ideal for outdoor dining and relaxing. It features mature shrubs, a garden shed, and a charming pergola seating area, all enclosed by hedging that offers privacy and a peaceful outlook onto open fields beyond.





Ground Floor
Floor area 83.4 sq.m. (898 sq.ft.)



First Floor
Floor area 77.2 sq.m. (831 sq.ft.)

Total floor area: 160.6 sq.m. (1,729 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	73	83
(55-68) D		
(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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