



72 Bryn Awelon

Mold, CH7 1LU

£265,000



72 Bryn Awelon

Mold, CH7 1LU

£265,000



Property Description

Reid & Roberts Estate and Letting Agents are delighted to bring to market this beautifully presented two-bedroom detached bungalow, nestled in a quiet and private corner of a desirable cul-de-sac, just a short stroll from the heart of Mold town centre.

Perfectly positioned for those seeking peace and convenience, this charming home offers an ideal layout for comfortable, single-level living. Set back from the road with its own private driveway and detached garage, the property enjoys generous front and rear gardens, the rear being particularly private and not overlooked, providing a wonderful space for outdoor relaxation or entertaining.

The accommodation briefly comprises of an entrance porch, inner hallway, spacious dual-aspect lounge with feature fireplace, a modern kitchen with integrated appliances, two generous bedrooms, and a stylish three-piece bathroom suite. Offered to the market with no onward chain, this is an ideal home for those seeking comfortable, single-level living in a sought-after location.

Offered to the market with no onward chain, this home presents a rare opportunity to secure a detached bungalow in one of Mold's most convenient and sought-after locations. Whether you're downsizing, looking for a low-maintenance home, or simply want to be close to excellent amenities while enjoying a quiet setting, this property truly ticks all the boxes.

Early viewing is strongly recommended to avoid missing out on this fantastic home.

Accommodation Comprises

A wooden door with frosted insets leads into :

Entrance Porch

The entrance porch provides a welcoming introduction to the home, with tiled flooring and a frosted-glass front door leading into the hallway.

Hallway

The hallway features exposed floorboards, a double panel radiator, coved ceilings, ceiling light point, and a handy built-in cupboard with shelving and hanging space.

Lounge

The lounge is a bright and generously sized dual-aspect room, with windows to both the front and side elevations allowing natural light to

fill the space throughout the day. A charming focal point is the electric living flame fire with a wooden mantle and metal surround, adding character to the room. The space also features exposed floorboards, a double panel radiator, central ceiling light point, and coved ceilings, creating a warm and inviting atmosphere that's ideal for both relaxing and entertaining.

Kitchen

The kitchen is well-presented with a contemporary design and features a range of wall, base, and drawer units with granite-effect worktops and tiled splashbacks. Integrated appliances include a tall fridge-freezer, washing machine, and a Lamona electric oven with four-ring induction hob and stainless steel extractor fan above. A cupboard houses the combination boiler, and there is a UPVC double-glazed window with side opener overlooking the rear, as well as a door with frosted glass inserts leading out to the driveway. The room is finished with tiled flooring, a double panel radiator, and a central ceiling light point.

Bathroom

The bathroom has been finished to a modern standard and is fitted with a stylish three-piece suite. It includes a panelled bath with handheld shower attachment and mixer taps, a low flush WC, and a wash hand basin, all set against fully tiled walls and flooring for a clean, contemporary look. Additional features include a chrome heated towel rail, recessed ceiling lights, extractor fan, and a UPVC window to the rear elevation, offering both light and ventilation.

Bedroom One

Positioned at the front of the property, the main bedroom is a spacious and comfortable room that benefits from a UPVC double-glazed window with top opener, allowing in plenty of natural light. A double panel radiator sits beneath the window, while the textured ceiling, coving, and central ceiling light point add a traditional finish to the space. It offers ample room for freestanding furniture and would make a wonderful master bedroom.

Bedroom Two

The second bedroom overlooks the rear of the property and provides a peaceful retreat, ideal as a guest bedroom, home office, or even a dressing room. It features a UPVC double-glazed window with side opener, double panel radiator, and the same coved ceiling and central light point as seen throughout the home, maintaining consistency in style and finish.

Tel: 01352 700070

Garden

To the front, the property boasts a gravel and patio garden area, with space for planting and mature shrubs, along with a tarmac or pebble-dash style driveway leading down the side of the home to a generous detached garage. The rear garden is private and not overlooked, offering a paved area ideal for parking or alfresco dining, surrounded by established greenery and hedging for added privacy.

Council Tax Band - D

EPC Rating - E

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the

most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

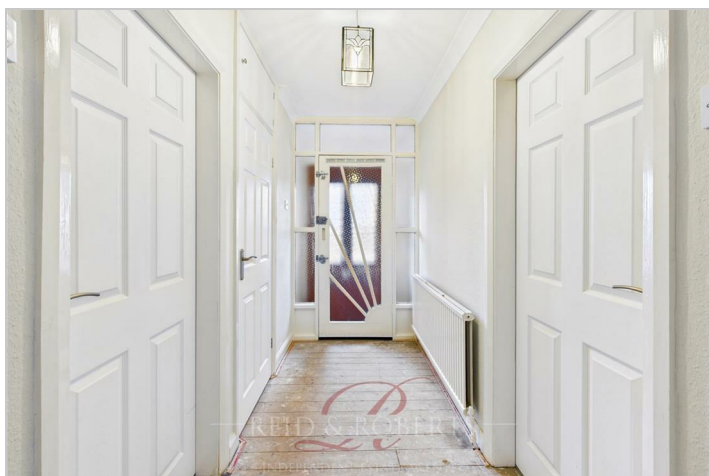
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



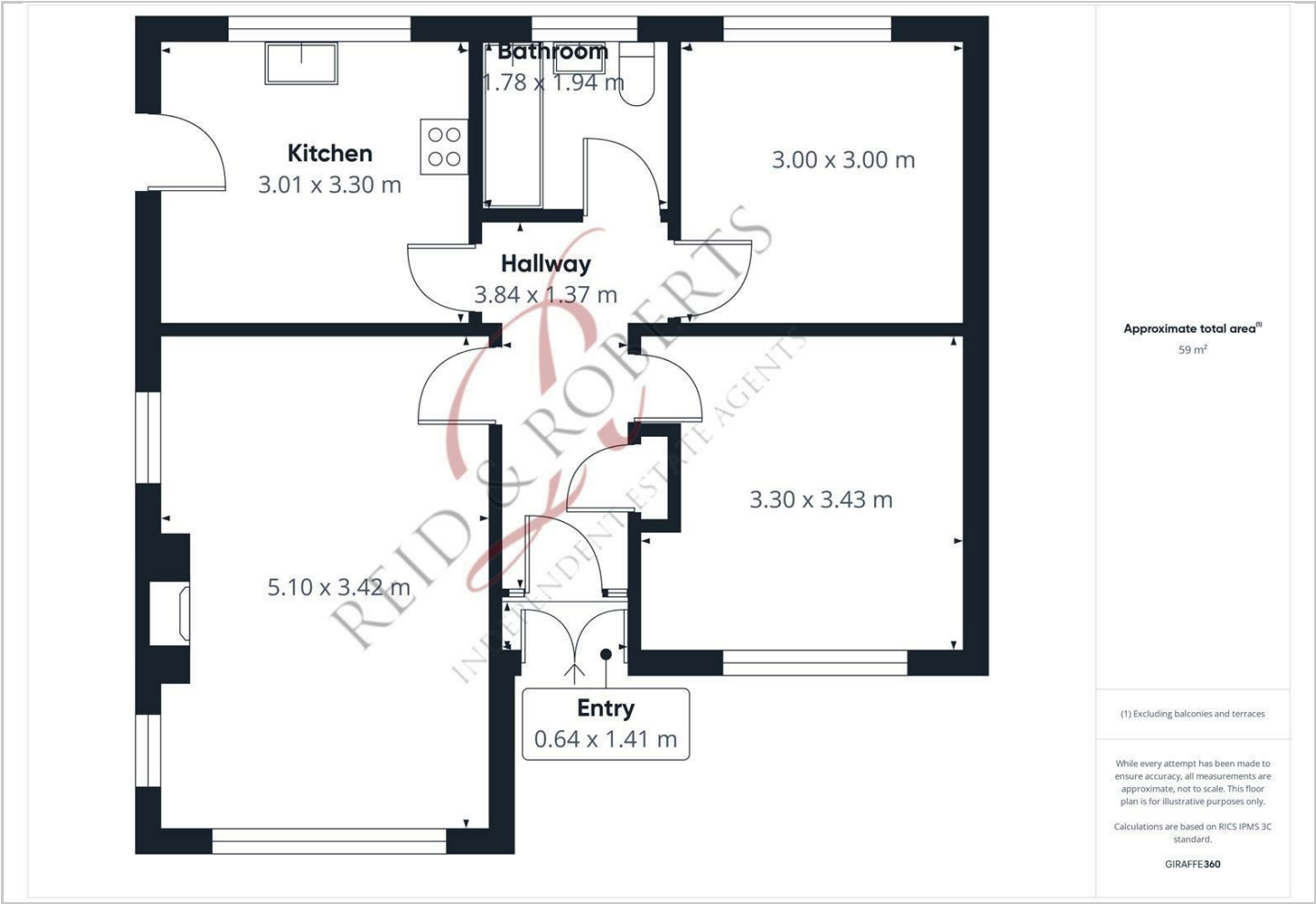
Hybrid Map



Terrain Map



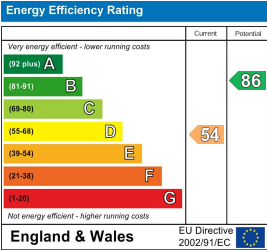
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.