



MONOPOLY
BUY ■ SELL ■ RENT

Bronallt, Mold CH7 4RZ

£275,000

Situated in the popular residential village of Leeswood, this immaculately presented three-bedroom semi-detached bungalow has been thoughtfully renovated and extended in recent years to create a modern and well-proportioned home. In brief, the accommodation comprises an entrance hallway, a spacious open-plan kitchen, dining and living area, and an inner hallway providing access to three bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the property features an attractive decorative stone and block-paved driveway to the front and side, leading to a detached garage with power and lighting. The rear garden is generous in size and has been well maintained, offering a paved patio seating area, decorative stone sections and a lawned garden. The garden also benefits from a timber storage shed and enjoys a private outlook, not being overlooked from the rear. Bronallt is a quiet cul-de-sac location within Leeswood, a village offering local amenities and countryside surroundings. The area is served by regular bus services and benefits from convenient road links to Mold, Chester and the wider region.

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- ENTRANCE HALLWAY AND INNER HALLWAY
- PRINCIPAL BEDROOM WITH EN-SUITE
- GENEROUS SIZED BEDROOMS
- DETACHED GARAGE, DRIVE AND GENEROUS GARDENS
- REVAMPTED THROUGHOUT OVER RECENT YEARS
- OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- MODERN BATHROOM
- IMMACULATE CONDITION THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION OF LEESWOOD



Entrance Hall

Composite door leads into entrance hallway with wooden laminate flooring, ceiling light point, panelled radiator, wall mounted combination boiler and door into living area.

Open Plan Kitchen, Dining and Living Area

Extended to the rear of the property, this spacious L-shaped open-plan kitchen, dining and living area provides a versatile and sociable space ideal for modern living. The kitchen is fitted with a range of contemporary gloss wall, drawer and base units, complemented by coordinating work surfaces. Integrated appliances include a fridge-freezer, electric oven, hob with extractor hood above, with additional space provided for a washing machine or dishwasher. Further features include a stainless steel sink with mixer tap, splash-back tiling, under-cabinet lighting, ceiling light points, a modern vertical radiator and ample space for a dining table. Wood-effect laminate flooring continues seamlessly into the living area, which benefits from an additional panelled radiator, two ceiling light points and excellent natural light from a uPVC double-glazed window and uPVC double-glazed French doors opening onto the rear garden. A door provides access to the inner hallway, bedrooms and bathroom.

Inner Hallway

Wooden laminate flooring, ceiling light point, access to loft, doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator and door into en-suite shower room.

En-suite

Three piece suite comprising low-level WC, wash hand basin with storage and shower cubical with

electric shower. Tiled walls, tiled flooring, chrome heated towel rail, extractor fan and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator and cupboard housing electric box.

Bedroom Three

UPVC double glazed window to the side elevation, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a storage unit and 'P' shaped panelled bath with mains shower. Tiled walls, tiled flooring, chrome heated towel rail, extractor, ceiling light point and electric 'Velux' Sky light.

Garage

Detached garage with up and over door, power, lighting and additional side access door.

Outside

The bungalow occupies a generous plot and features a decorative stone frontage incorporating a driveway and garden area. A block-paved driveway extends along the side of the property, leading past a patio and further decorative stone areas to the main entrance and detached garage. Gated side access via a timber gate leads through to the rear garden. The rear garden is attractively arranged and comprises a paved patio seating area, decorative stone sections and paved pathways, with gentle steps descending to a lawned garden. Additional features include a detached timber-built storage shed with uPVC door, outside tap, external power points and lighting surrounding the property. The boundaries are formed by a combination of fencing and mature hedging, providing a high degree of privacy and security. The



property also benefits from not being overlooked from the rear.

Additional Information

The property was renovated prior to the present owners moving in approximately 2022. The property has been extended to the rear. The window in the bathroom is an electric velux sky light. The combination boiler has recently been serviced.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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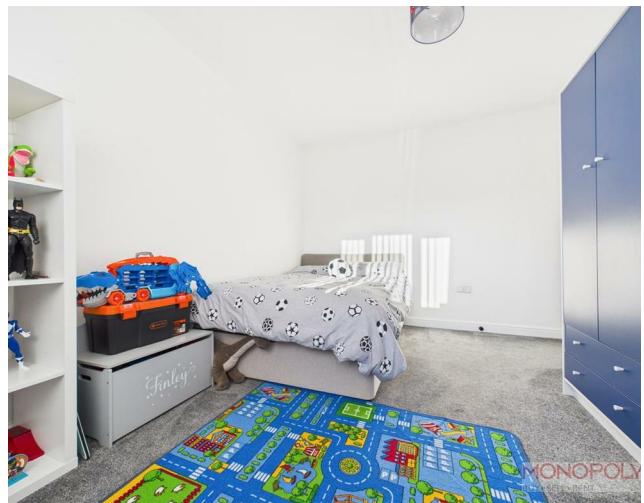
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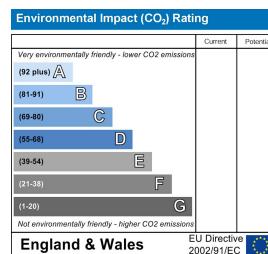
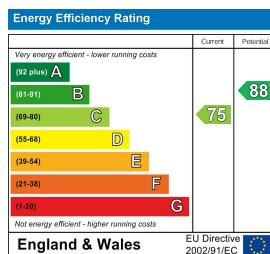
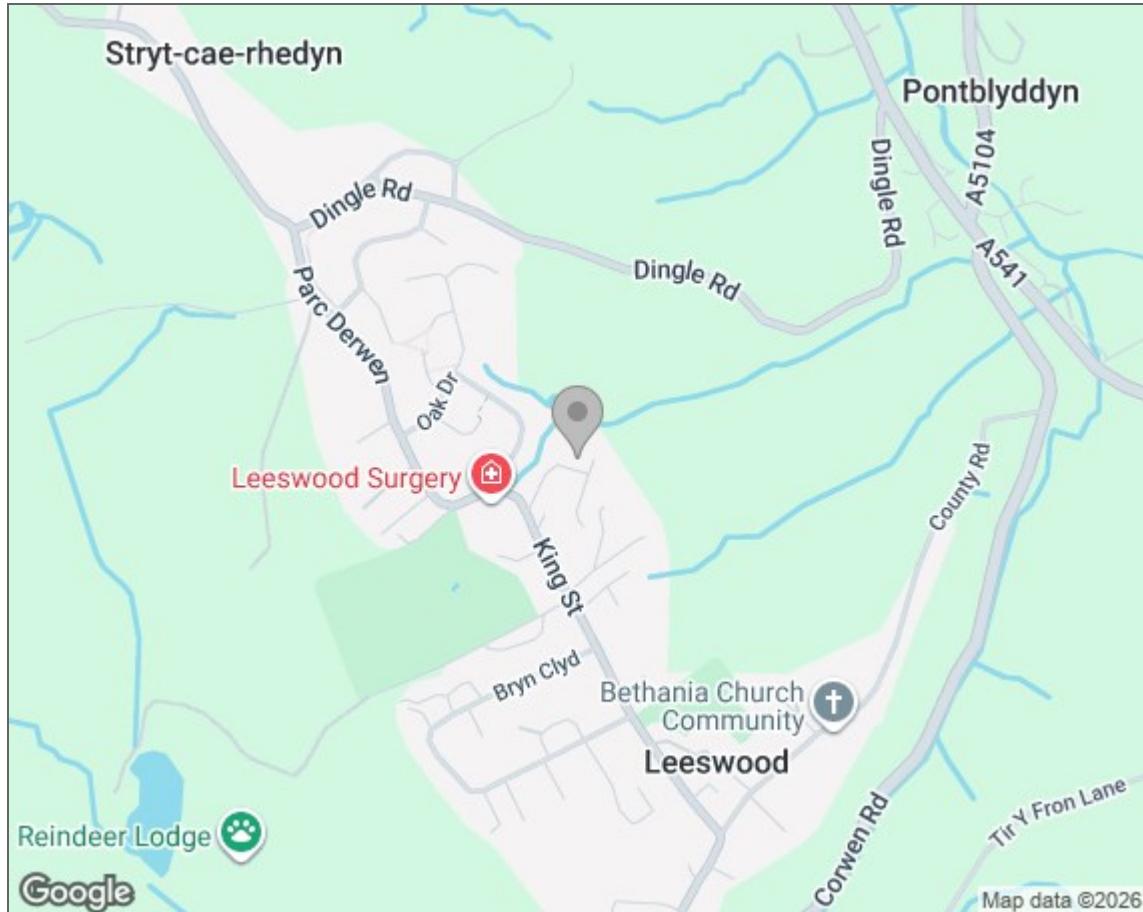




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Llyndir Lane,
Rossett, LL12 0AY



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