



Arfryn Church Close, Northop Hall – CH7 6HY

Offers in Region of **£179,999**

Arfryn Church Close

Northop Hall, Mold

A detached two bedroom bungalow offering well-proportioned accommodation, generous off-road parking and enclosed gardens.

The property briefly comprises an entrance hallway, spacious living room, fitted kitchen, bathroom and two bedrooms rooms, providing flexible accommodation to suit a variety of requirements.

Externally, the property benefits from a substantial driveway providing ample off-road parking and access to a detached single garage. The gardens are enclosed by established hedging and fencing, with a paved patio area and lawned section to the rear.

The property offers an excellent opportunity for buyers looking to modernise and personalise a bungalow to their own requirements, while benefiting from its detached position, parking, garage and enclosed outdoor space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Entrance Hallway

Entrance hallway providing access to the main living areas, kitchen, bathroom and bedroom.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink, electric cooker point, washing machine space and rear-facing window.

Living Room

Spacious living room with a front-facing window, feature fireplace and radiator.

Bedroom

Additional room with wood-panelled walls, rear-facing window, radiator and tiled flooring.

Bedroom

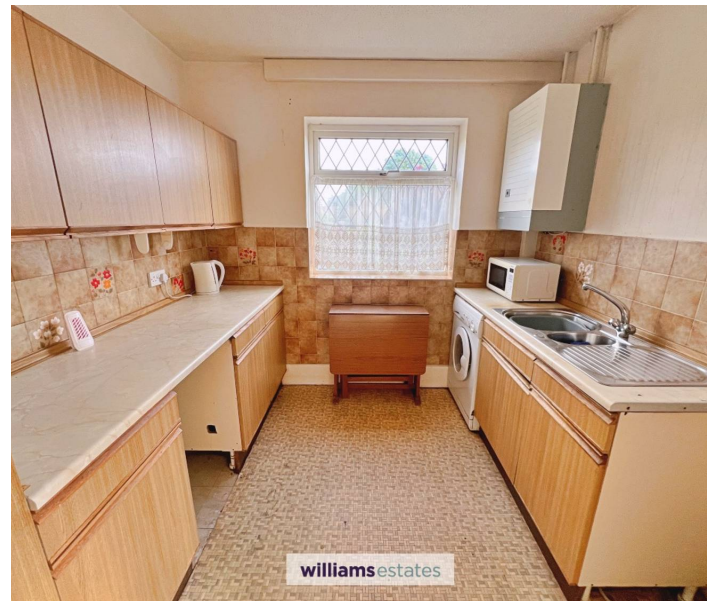
Bedroom with fitted mirrored wardrobes, radiator and rear-facing patio doors providing access to the garden.

Bathroom

Bathroom comprising bath with shower, pedestal wash hand basin and WC, with tiled walls and flooring.

Garage

Being a good size garage.



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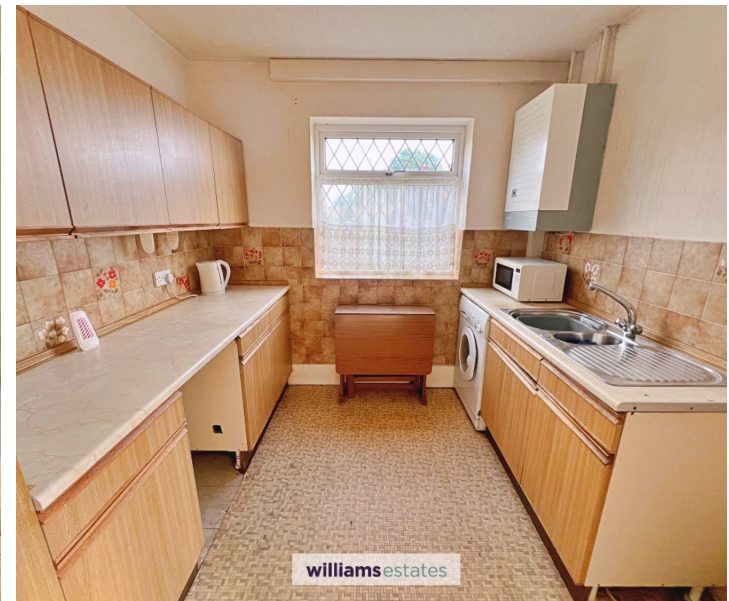
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FRONT GARDEN

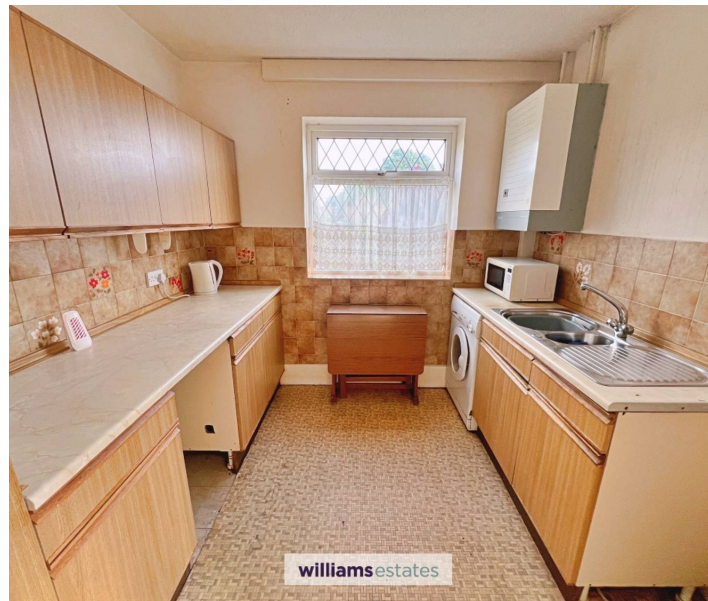
Front garden being partially lawned, with established hedging, paved pathway and access to the property.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with established hedging. There is a paved rear patio area adjoining the property, enclosed by fencing and hedging.

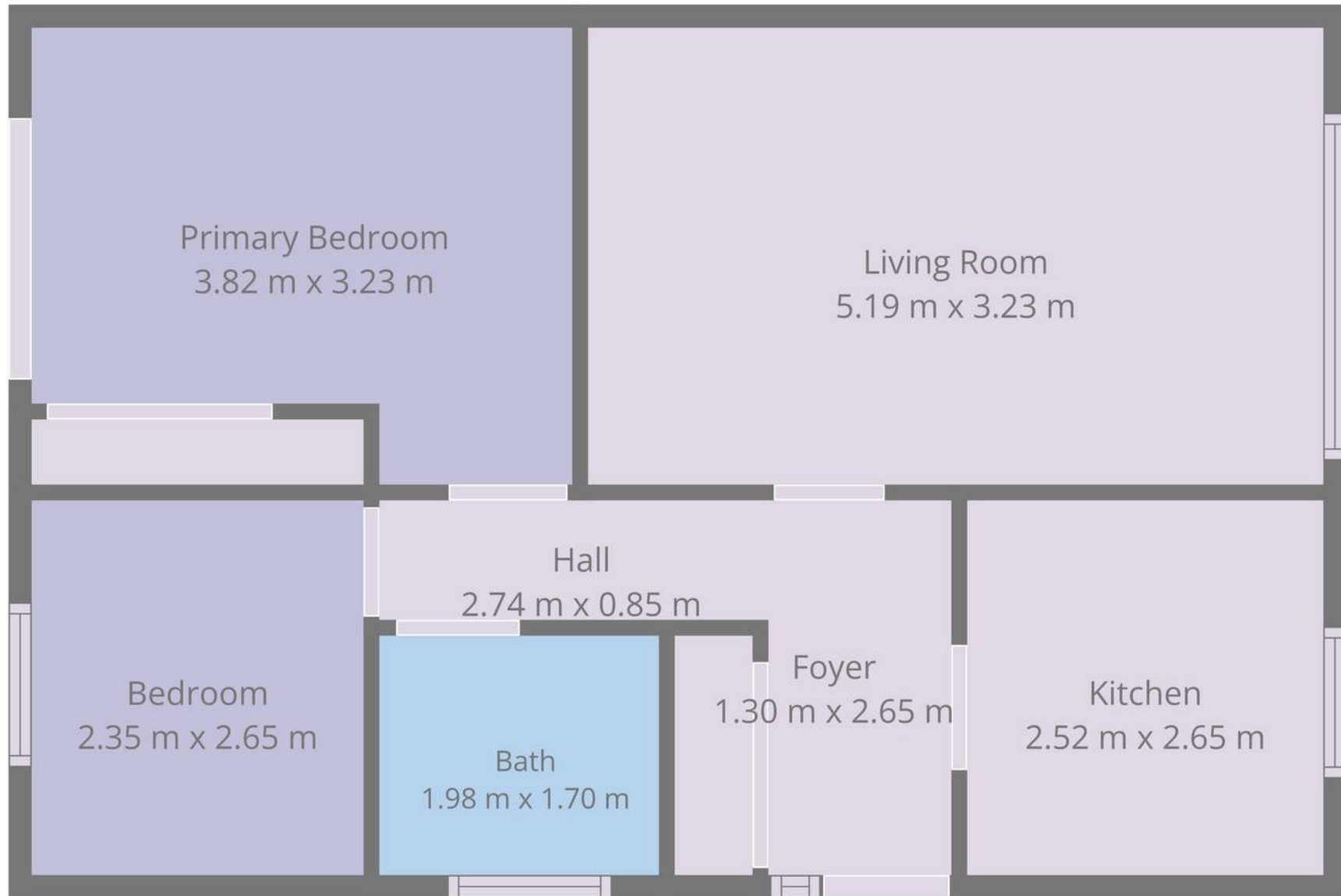
DRIVEWAY

3 Parking Spaces





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Total: 54 m²
Ground Floor: 54 m²
Excluded Areas: Walls: 5 m²

Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before





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