



3 Bron Y Nant, Mold, Flintshire, CH7 1UX

£255,000

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EPC - E44

Council Tax Band - D

Tenure - Freehold

Bron Y Nant, Mold

3 Bedrooms - House - Semi-Detached

Located in a sought after part of Mold, this charming semi-detached house offers a fantastic balance of comfort, space, and convenience. With two good sized bedrooms, it's well-suited to families, young couples or anyone in need of a bit more room.

The ground floor features a bright and welcoming living room—ideal for relaxing evenings or entertaining. Two modern bathrooms add to the practicality of the home, helping busy mornings run smoothly.

Designed to make the most of natural light and space, the property has a warm, inviting feel throughout.

Set in a popular residential area, the home is within easy reach of Mold's excellent amenities, including well-regarded schools, shops, parks, and transport links. The local community is friendly and established, and the surrounding landscape adds to the overall appeal of the location.



Living Room

14' 11" x 13' 0" (4.55m x 3.95m)

This spacious living room offers a comfortable and inviting atmosphere, featuring a charming fireplace with a decorative surround as its focal point. Large sliding doors fill the space with natural light and provide easy access to the rear garden.

Kitchen

12'9" x 10'3" (3.90m x 3.13m)

This kitchen is thoughtfully designed with a modern, light-coloured cabinetry and worktops. It benefits from a large window over the sink, allowing plenty of daylight and views of the garden. The tiled floor is practical and easy to maintain, and integrated appliances include an oven and hob. A door leads directly outside, enhancing convenience.

Bedroom One

13'8" x 13'3" (4.17m x 4.06m)

The main bedroom is a generous and restful space, It includes built-in wardrobes with wooden doors, offering ample storage, and enjoys natural light from a large window.

Bedroom Two

11'5" x 8'5" (3.48m x 2.57m)

A bright and cosy bedroom. The room is naturally lit by a window.

Dining Room / Snug

10'4" x 10'0" (3.16m x 3.06m)

This welcoming dining room offers a peaceful setting with a large window overlooking the front of the property. It can be a versatile space.

Bathroom

8'3" x 5'1" (2.52m x 1.55m)

The bathroom is thoughtfully arranged with a paneled bath, separate shower enclosure, WC and wash basin. Practical wall panelling and a small window to invite light while maintaining privacy.



W.C.

A practical ground floor WC fitted with a white suite including a toilet and wall-mounted basin. The room is fully tiled in neutral shades, providing a clean and fresh feel.

Hall

The hallway, brightened by the front door's glazed panels, offers access to the principal rooms and stairs rising to the first floor. Creating a welcoming entrance.

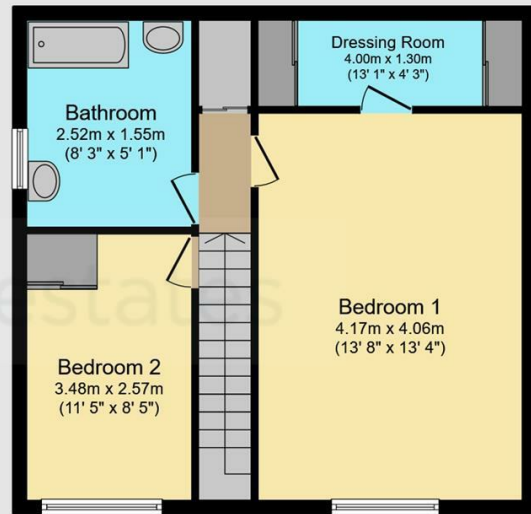
Rear Garden

The rear garden is beautifully maintained with a large lawn bordered by neat shrubs. A paved patio area adjacent to the house is ideal for outdoor dining or relaxing, with stepping stones leading to a timber garden shed and further seating area towards the back. The garden is enclosed by tall wooden fencing, offering privacy and a safe space for children or pets.





Ground Floor
 Floor area 58.4 sq.m. (629 sq.ft.)



First Floor
 Floor area 54.4 sq.m. (586 sq.ft.)

Total floor area: 112.9 sq.m. (1,215 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		87
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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