



**3 Bron Y Nant, Mold – CH7 1UX**

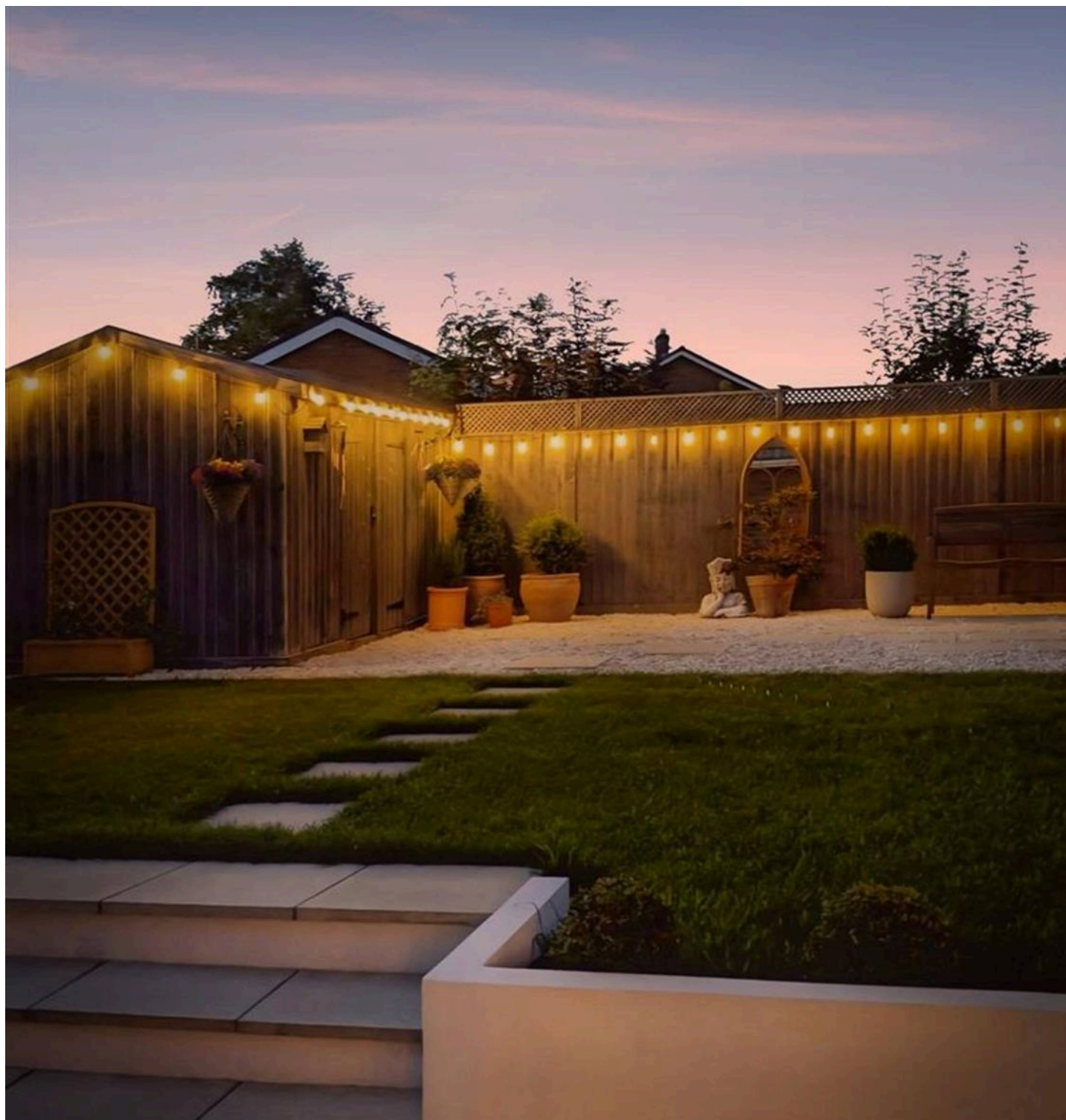
Offers Over **£255,000**

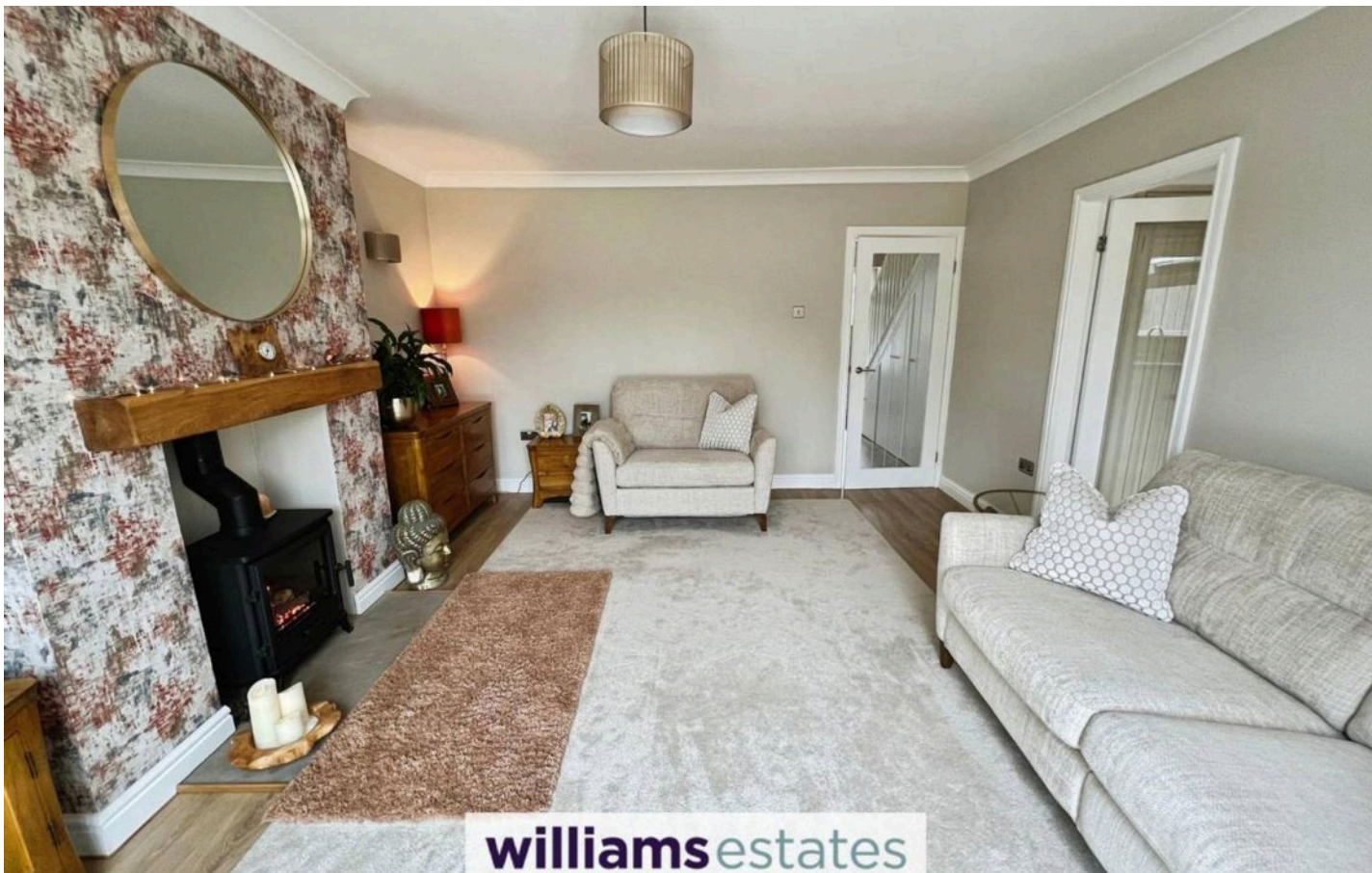
## 3 Bron Y Nant

Mold, Mold

This well presented three bedroom semi-detached house offers spacious and versatile accommodation, making it an excellent choice for families and professionals alike. The property is arranged over two floors and features a bright and welcoming entrance hall, generously sized living room, perfect for relaxing or entertaining guests. The modern kitchen is fitted with contemporary units and integrated appliances, To the first floor two large double bedrooms and a further single bedroom and modern bathroom. Additional benefits include double glazing, gas central heating. With easy access to local amenities and excellent transport links nearby, this home combines comfort, convenience, and practicality in a desirable location. The rear garden is beautifully maintained, featuring a large lawn bordered by neat shrubs that create a tranquil and attractive outlook. A paved patio area adjacent to the house provides an ideal spot for outdoor dining or relaxing with family and friends. The garden is fully enclosed by tall wooden fencing. At the front of the property, a driveway provides off-road parking and leads to a single garage.

EPC - C | Tenure - Freehold | Council Tax- D





### 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.

### 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.

### Living Room

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

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

### Dining Room / Snug

Dimensions: 3.16m x 3.06m (10'4" x 10'0"). This welcoming dining room offers a peaceful setting with a large window overlooking the front of the property. It can be a versatile space.

### Bedroom One

Dimensions: 4.17m x 4.06m (13'8" x 13'3"). 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

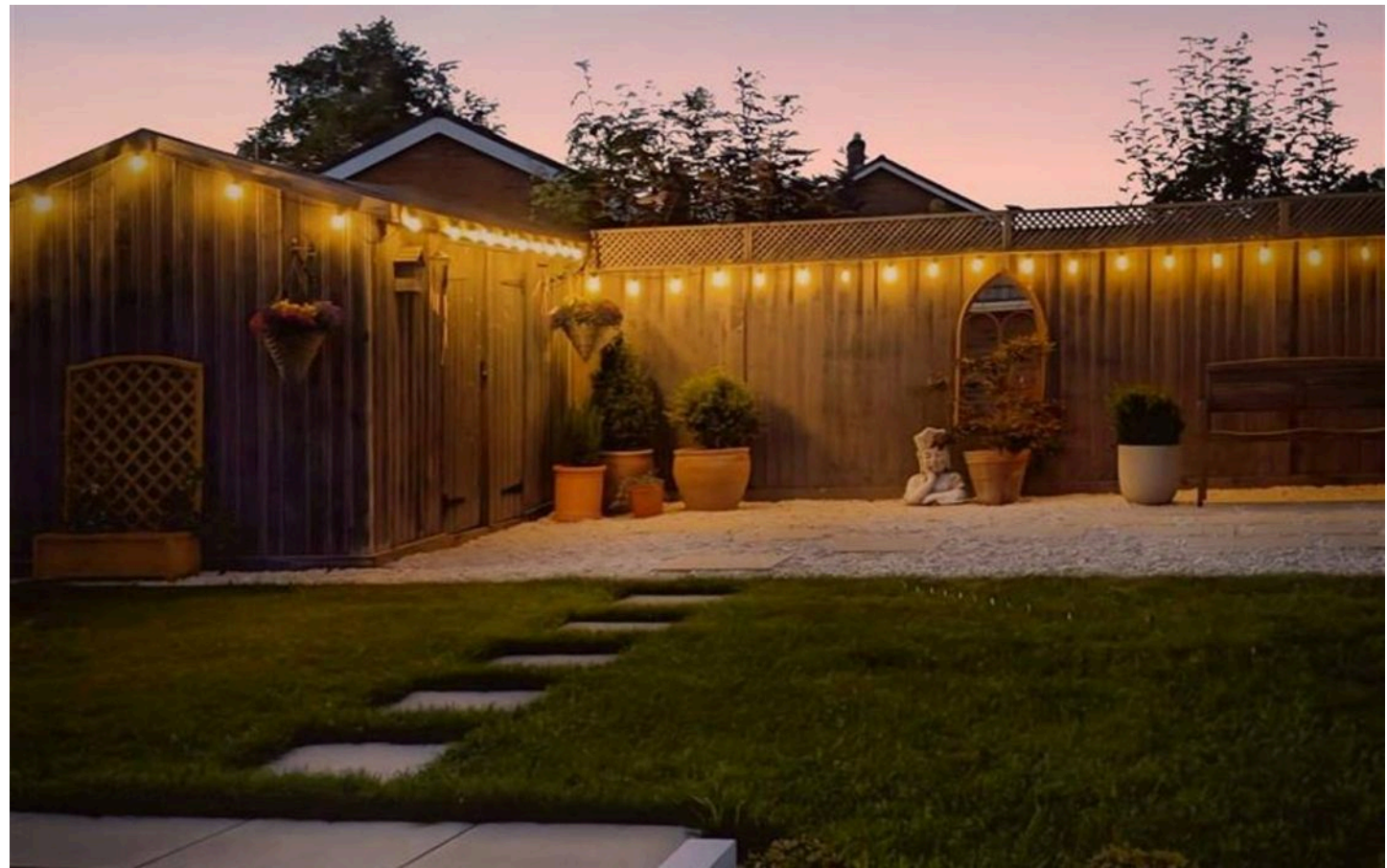
Dimensions: 3.48m x 2.57m (11'5" x 8'5"). A bright and cosy bedroom. The room is naturally lit by a window.

### Bathroom

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

### 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.





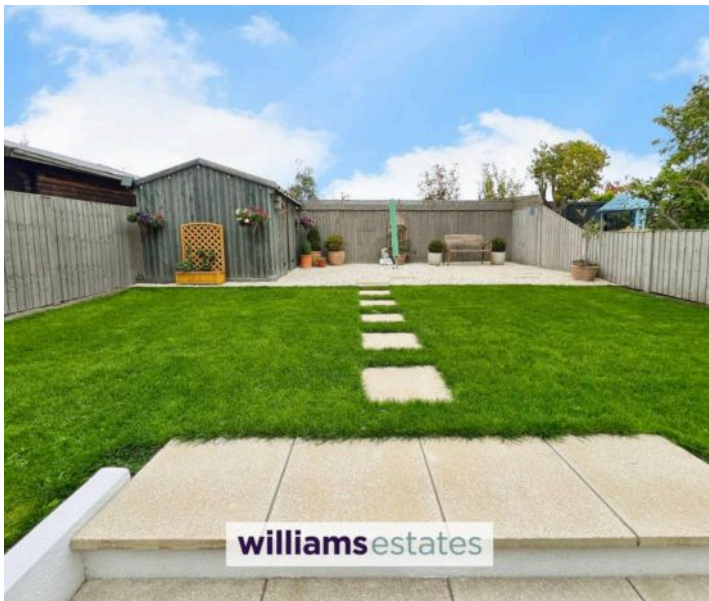
## GARDEN

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## GARAGE

Double Garage

Driveway and single garage



# Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 71      | 77        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England, Scotland & Wales**

EU Directive  
2002/91/EC







## Williams Estates Mold Office

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