



williams estates

**26 Bro Alun, Mold - CH7 1LX**

Offers in Region of **£155,000**

## 26 Bro Alun

Mold, Mold

**AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION \*\***

Williams Estates are pleased to present this three-bedroom semi-detached home, ideally located in a quiet cul-de-sac in the heart of Mold Town Centre. This property is just a short walk from shops, cafes, and local amenities. Situated within walking distance to scenic walking routes, Theatre Clwyd, the leisure centre and to the town's Bus Station, everything you could want is on the doorstep.

The accommodation includes a bright lounge with patio doors to the garden, a generous kitchen with ample storage, and a ground-floor bathroom. Upstairs offers three well-proportioned bedrooms plus a convenient shower room.

Externally, the property features a low-maintenance rear garden and a long driveway providing off-road parking for multiple vehicles. With excellent transport links and easy access to Chester, Wrexham, Liverpool and the Clwydian Range, this convenient home is not one to be missed.

Tenure: Freehold. Council Tax Band: B. EPC Rating: 66D.

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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### **Accommodation**

Entrance is via a door leading to the:

### **Hallway**

A practical hallway welcomes you with tiled flooring and a staircase featuring a wooden banister. Understairs storage is neatly tucked away, with doorways leading to the kitchen and living room, making it a central point on the ground floor.

### **Living Room**

The living room is bright and airy, finished with light flooring and a feature fireplace with a wooden surround. There is a large uPVC window and glazed doors which open onto the rear garden, allowing plenty of natural light to fill the room.

### **Kitchen**

The kitchen features a classic layout with ample white cabinetry topped with contrasting countertops. It includes a freestanding gas hob and oven, a washing machine, and a dishwasher, set against a backdrop of neutral tiled flooring. A window overlooks the rear garden, providing a pleasant view and natural light.

### **Landing**

The landing upstairs is simple and functional, carpeted throughout with doors leading to the bedrooms and bathrooms. Neutral walls keep the space bright and open.

### **Bedroom**

The bedroom benefits from a large window that brightens the space. A wall-mounted radiator is also present.

### **Bedroom**

A smaller bedroom which includes a window overlooking the garden and a built-in wardrobe with folding wooden doors.

### **Bedroom**

This compact bedroom has a window providing natural light and views over the outside. A radiator sits beneath the window.



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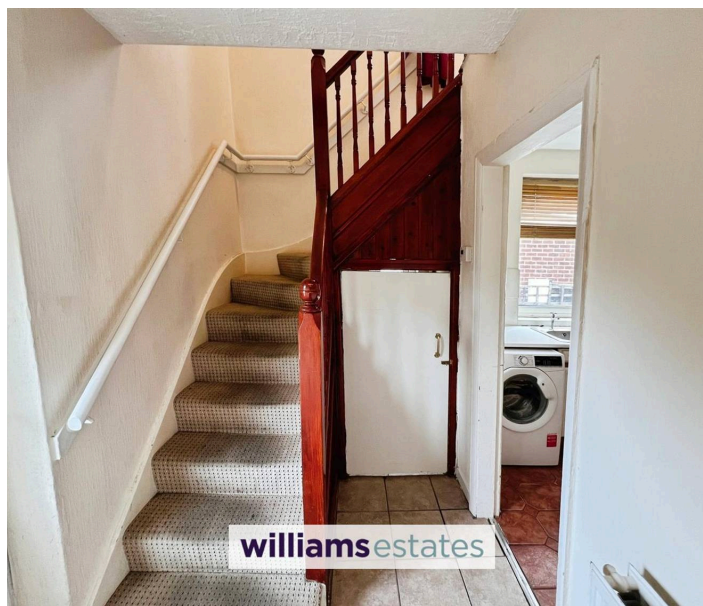
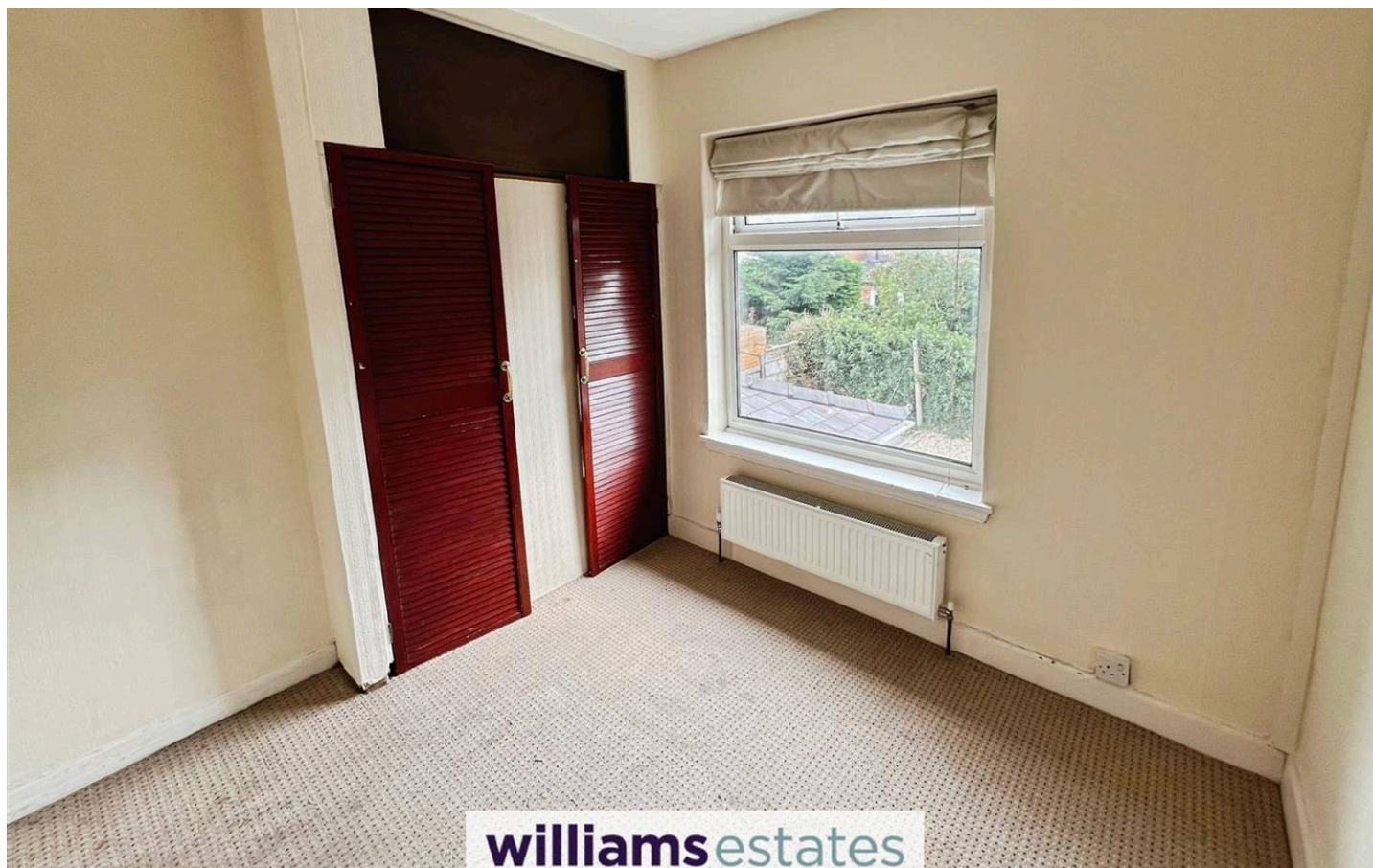
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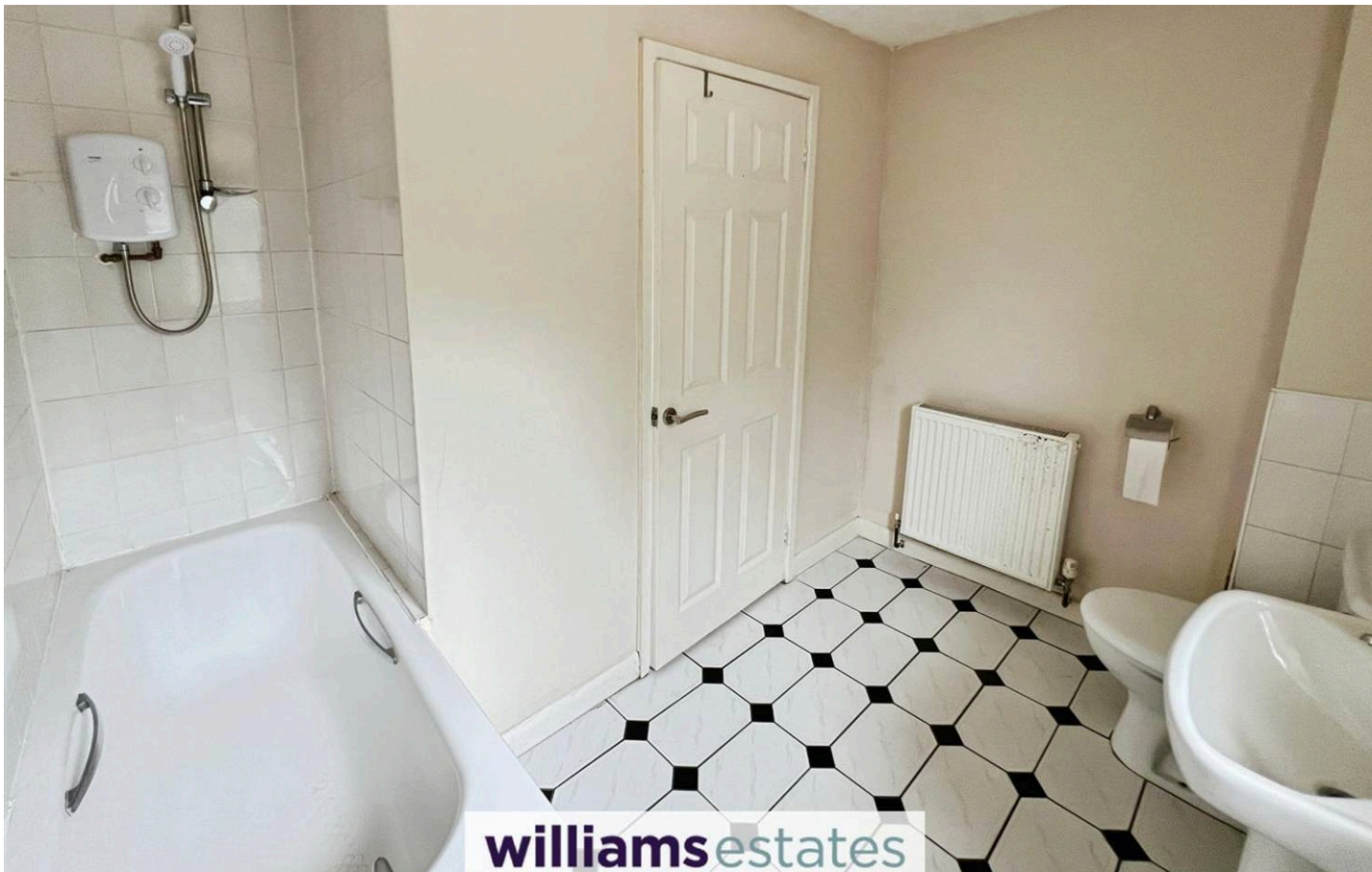
### Bathroom

A clean and bright bathroom with a white suite comprising a bath, pedestal sink, and toilet. The flooring features a distinctive tile pattern, while the walls are partially finished in tiles. There is also a radiator.

### Shower Room

A wet room style bathroom with a wall-mounted electric shower, toilet, and pedestal basin. The room is finished



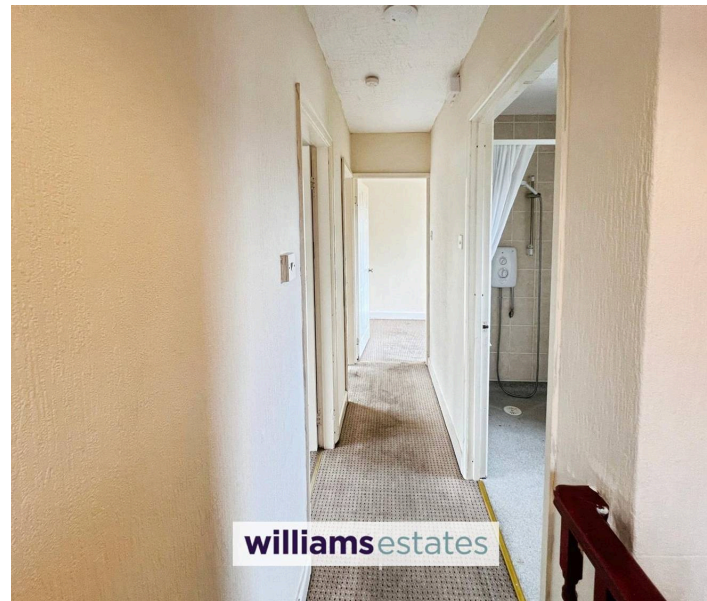


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**Driveway**

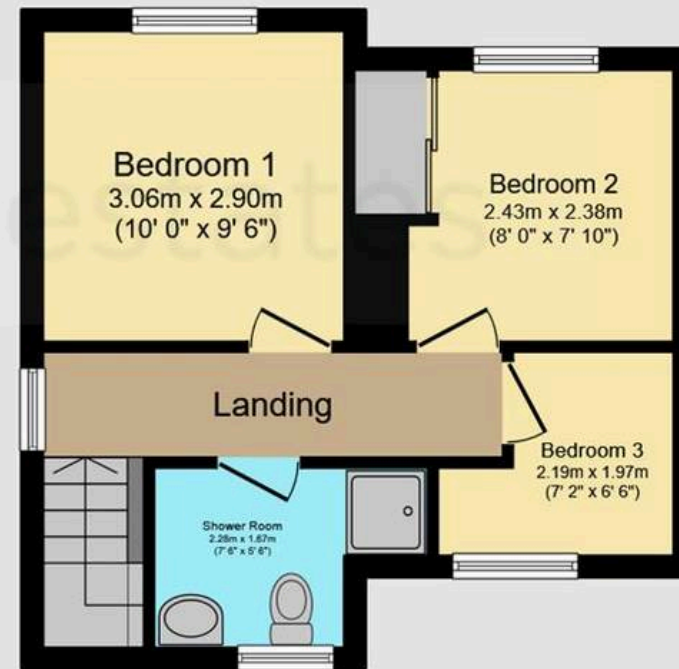
2 Parking Spaces





### Ground Floor

Floor area 40.7 sq.m. (438 sq.ft.)



### First Floor

Floor area 31.0 sq.m. (333 sq.ft.)

Total floor area: 71.7 sq.m. (772 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](http://www.Propertybox.io)



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