

# williams estates



**34 Bryn Clwyd, Mynydd Isa, Mold,  
Flintshire, CH7 6XW**

**£200,000**

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**EPC - D63**

**Council Tax Band - D**

**Tenure - Freehold**

# Bryn Clwyd, Mold

## 3 Bedrooms - House - Semi-Detached

A spacious and well appointed semi-detached house pleasantly situated in a popular and convenient residential neighbourhood on the outskirts of Mold. The property benefits from gas central heating and double glazed windows. In brief the accommodation offers porch, lounge/dining room, kitchen, three bedrooms and a bathroom. Externally, there is driveway parking, integral garage and an enclosed rear garden. Internal inspection recommended.

Tenure - Freehold. Council Tax Band - D EPC - D-63

### Description

The property briefly comprises of a spacious living dining room, fitted kitchen and three good sized bedroom's, it also has the added benefit of an integral garage which could be converted subject to relevant permissions.

### Accommodation

uPVC double glazed door leading into:

### Entrance Porch

Double glazed window, carpeted flooring and wood panelled inner door to:

### Living Room

23'7" x 10'10"

A spacious room with double glazed windows to the front and rear aspects, feature fireplace with marble inset and hearth with coal effect gas fire, coved ceiling, and two radiators. Door to kitchen.

### Kitchen

10'2" x 8'1"

Fitted with a comprehensive range of wall and base units with complimentary worktops over, gas cooker point with extractor above one and a half bowl sink with mixer tap, plumbing for wash machine, space for freestanding fridge freezer, Tiled floor, radiator, double glazed window overlooking the garden, UPVC double glazed exterior door.

### Inner hallway

With under stairs storage cupboard and radiator and turned staircase leading to the first floor.

### First Floor Landing

With double glazed window to the side elevation, access to the roof space and doors to all rooms.

### Bedroom One

11'6" x 10'10"

With uPVC window to the front elevation and panelled radiator.

### Bedroom Two

11'11" x 10'10"

With upvc window to the rear and panelled radiator

### Bedroom Three

8'10" x 8'3"

With uPVC window to the front elevation, laminate wood effect flooring and panelled radiator.

### Family Bathroom

Fitted with a white four piece suite comprising of a panelled bath with mixer tap, shower cubicle with mains shower, vanity wash basin with cabinets under, low flush wc. Fully tiled walls and floor, two radiators, extractor fan, recessed lighting and two double glazed windows.

### Garage

16'9" x 8'1"

With up and over door and housing the gas fired central heating boiler, gas and electric meters and power and light.

### Outside

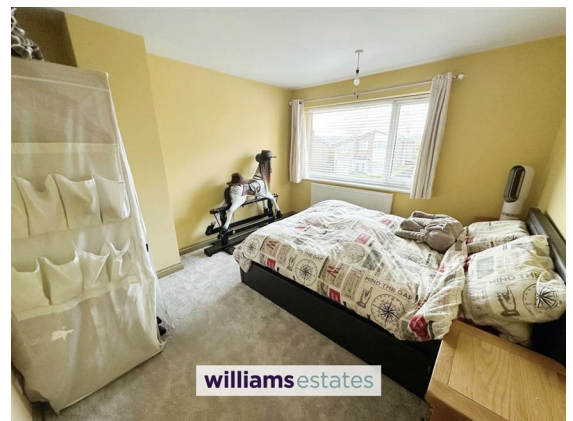
The property is approached via a long concrete patterned drive providing off-road parking and access to the integral single garage.

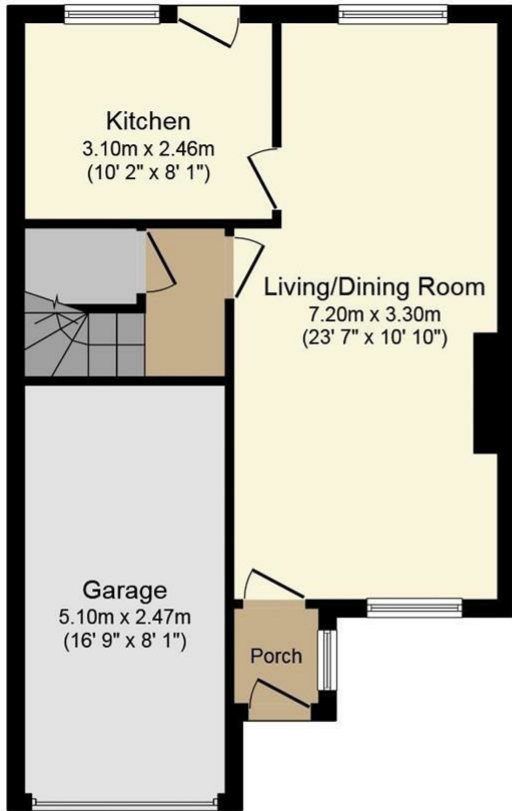
To the front of the property is a lawned garden and a gated access providing access to the rear garden.

To the rear is a good sized private garden, and includes a paved patio area to the lower part with steps leading up to the lawned area beyond.

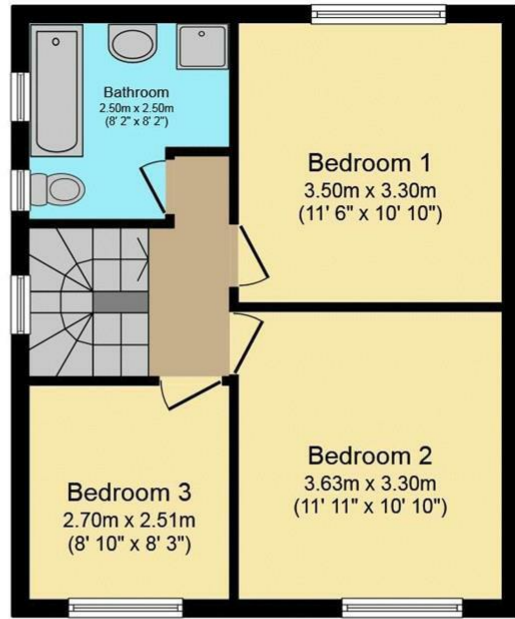
### Directions

From the Agent's Mold office proceed right along Chester Street and turn right at the roundabout onto Chester Road. On reaching the roundabout take the second exit for Mynydd Isa/Buckley. Follow the road and turn left onto Chambers Lane and then second left into Llys Famau, whereupon Bryn Clwyd is the first turning on the right hand side.





**Ground Floor**



**First Floor**

Total floor area 92.7 m<sup>2</sup> (998 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.