

**14 Llewelyn Drive, Bryn-Y-Baal,
Flintshire, CH7 6SW**

£214,995

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Llewelyn Drive, Bryn-Y-Baal

3 Bedrooms - House - Semi-Detached

A spacious extended three bedroom semi-detached family home with large modern kitchen and enclosed rear garden situated within this popular residential area of similar properties some 2.5 miles from Mold town centre. The property includes open plan lounge / diner with feature fireplace, day room, large modern fitted kitchen, first floor landing, three good sized bedrooms and family bathroom. Lawned gardens to the front together with an enclosed garden to rear, and single garage.

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Description

Three bedroom semi-detached house with large open plan living, dining, day room and large kitchen to the ground floor and three bedrooms and family bathroom to the first floor. Enclosed private rear garden with patio and decked area and mature planting to the borders. Lawned area and driveway to the front of the property with path to the side of the property with side access to the garage and access to the rear garden.

Accommodation

Double glazed front door leading into :

Entrance Porch

Having a double glazed obscured glass window to the side, tiled flooring and a timber part glazed door leading into :

Through Living Room

32'1" x 10'11" (9.78 x 3.33(9.776 x 3.331 min 4.835 max))

Lovely bright and spacious room.

Living Area has a large double glazed window overlooking the front garden, a feature fireplace with wooden surround, marble hearth and inset gas fire, panelled radiator and wooden flooring.

Dining Room

Dining Area has wooden flooring and stairs leading off to the first floor and under stairs storage cupboard.

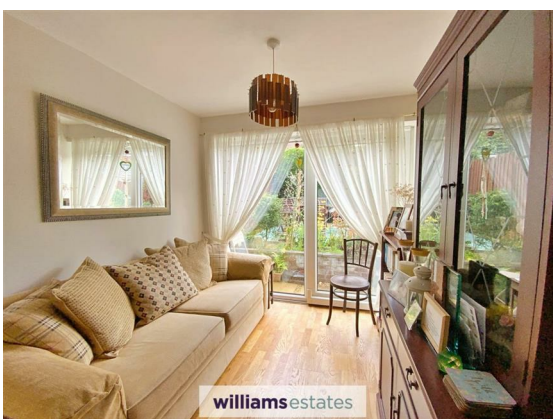
Day Room

Day Room is bright and spacious with double glazed french doors leading onto the rear garden, radiator, wooden flooring and door leading into :

Kitchen

16'9" x 9'10" (5.11 x 3.00 (5.112 x 2.989))

With a range of base and wall units with complimentary work surfaces over, a range style cooker with extractor over, bowl and a half stainless steel sink with mixer tap over, breakfast bar with glazed display cupboards above, space for freestanding fridge freezer, integrated dishwasher and fridge/freezer. Double glazed elevated window to the side, double glazed picture window overlooking the rear garden, tiled splash backs and tiled flooring.



Bedroom One

11'11" x 11'0" (3.63 x 3.35 (3.624 x 3.345))

Large double glazed window overlooking the front elevation, radiator and fitted wardrobes with mirrored door.

Bedroom Two

11'4" x 11'0" (3.45 x 3.35 (3.456 x 3.364))

Large double glazed window overlooking the rear of the property, radiator and fitted wardrobes with mirrored door.

Bedroom Three

8'1" x 8'9" (2.46 x 2.67 (2.458 x 2.660))

Double glazed window overlooking the front elevation and radiator.

Family Bathroom

Having three piece white suite comprising of a panelled bath with shower over, pedestal wash basin, W.C, radiator, double glazed obscured glass window overlooking the rear of the property and walls being fully tiled.

Garage

Having an up and over door to the front and a double glazed door to the side for access from the side path.

Outside

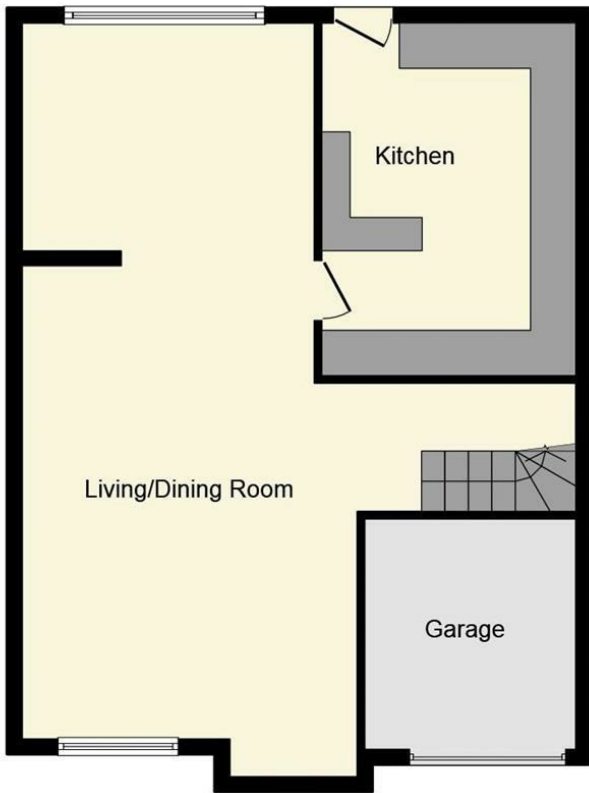
To the front of the property there is a lawned area and a tarmac driveway leading to the front door and garage, there is also a path that leads to the rear garden and side access to the garage.

To the rear there is an enclosed garden which is lovely and private with raised beds which are planted with mature plants and shrubs, there are two steps leading to a paved area and also a decked seating area, there is timber fencing to both sides and a mature hedge border to the rear.

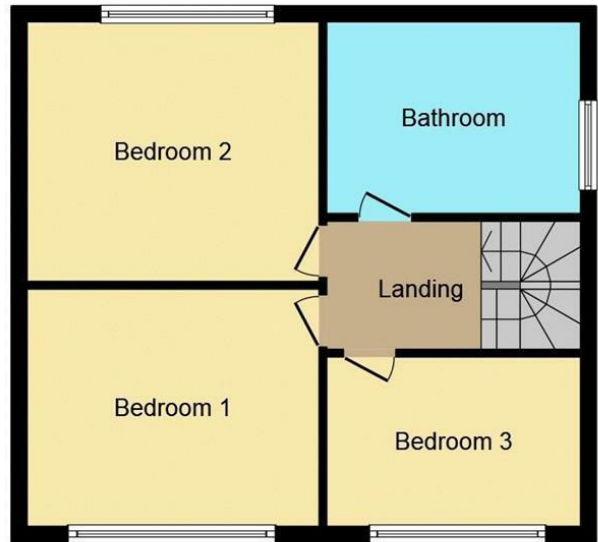
Directions

From our Mold office on Chester Street turn right and proceed to the roundabout and take the third exit onto Chester Road and proceed to the Wylfa roundabout and take the third exit onto Mold Road and proceed for approximately one mile then turn left onto Park Avenue and proceed for approx half a mile then turn right onto Llewellyn Drive where the property can be found on the left.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.