



## Venna House, 5 New Road, Dobshill, Flintshire, CH5 3LU

**£319,995**

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**EPC - D56 Council Tax Band - E Tenure - Freehold**

# 5 New Road, Dobshill

## 3 Bedrooms - Bungalow - Detached

**\*\* REDUCED \*\***A stunning detached bungalow having undergone improvements in 2022. Located within close proximity to a major road network and walking distance to local shopping amenities. Accommodation offering briefly a lounge, kitchen, utility, conservatory, 3 bedrooms & a bathroom.  
EPC Rating D 56, Tenure - Freehold, Council Tax Band - E



### Description

Detached 3 bedroom bungalow with gated driveway, insulated conservatory roof, replacement double-glazed bay window and extra loft insulation. New kitchen with Neff oven & hob and new internal oak doors. LPG Worcester boiler was installed in November 2022.

The property comprises of a reception hallway, lounge, kitchen, conservatory – currently used as a sitting/dining room and utility. Former garage was converted into a double bedroom, two further bedrooms and a modern bathroom suite.

### Accommodation

Upvc double glazed door with frosted decorative panel and matching side unit leads into:

### Hallway

Consisting of a good size cloak room, tiled flooring, wall mounted heating controls and alarm panel. PIR sensor, double panel radiator and access to the loft. Doors leading into: -

### Lounge

19'4" x 11'2"

Larger than average living room allows for a double-glazed bay window to the front elevation and a double-glazed window to the side elevation to let in an abundance of natural light. Modern style fire surround with matching hearth and inset houses a coal effect electric fire. Two wall lights, power sockets, aerial point and two double panel radiators.

### Kitchen

15'3" x 9'3"

Spacious fitted kitchen with an extensive range of light grey timber effect wall, drawer and base units. Worktops, integrated Neff oven and four ring Neff induction hob with extractor hood above. Single drainer Blanco sink with mixer-tap, tiled splash backs and a double radiator. Tiled flooring, power sockets and fitted spotlights. UPVC double glazed door opens into the utility room, with further double-glazed patio doors leading into the conservatory.

### Conservatory

17'5" x 11'7"

Low level brick wall with double-glazed windows throughout, overlooking the rear garden. Tinted polycarbonate roof which is fully insulated. Double panel radiator, tiled flooring, power sockets and double-glazed patio doors open onto the rear garden.



### Utility Room

7'11" x 5'10"

Base unit with countertop, stainless steel sink and drainer unit with mixer tap over. Space for an under-counter freezer and plumbing for washing machine. Wall mounted electric fuse box and a new LPG Worcester boiler. Splash-back tiling, tiled flooring, power sockets and a double panel radiator. Door leads into the second bedroom and double-glazed patio door opens onto the rear garden.

### Bedroom 1

12'5" x 10'5"

Double bedroom with double-glazed window to the rear elevation overlooking into the conservatory. Double panel radiator, power sockets and built-in wardrobes providing hanging rail and mirrored sliding doors.



### Bedroom 2

15'8" x 8'5"

The previous owners converted what was once the garage into a double bedroom. Double glazed window to the front elevation, double panel radiator and power sockets.



### Bedroom 3

10'9" x 8'8"

Double-glazed window to the front elevation, double panel radiator, power sockets and built in wardrobes with mirrored sliding doors.



### Bathroom

11'0" x 5'11"

Modern fully tiled bathroom, which utilises all of the space and is fitted with a three-piece suite comprising of a bath with shower over and glass screen across, wash hand basin with mixer-tap over and a low flush WC. Tiled flooring, wall mounted heated towel rail and a double-glazed frosted window to the side elevation.

### Outside

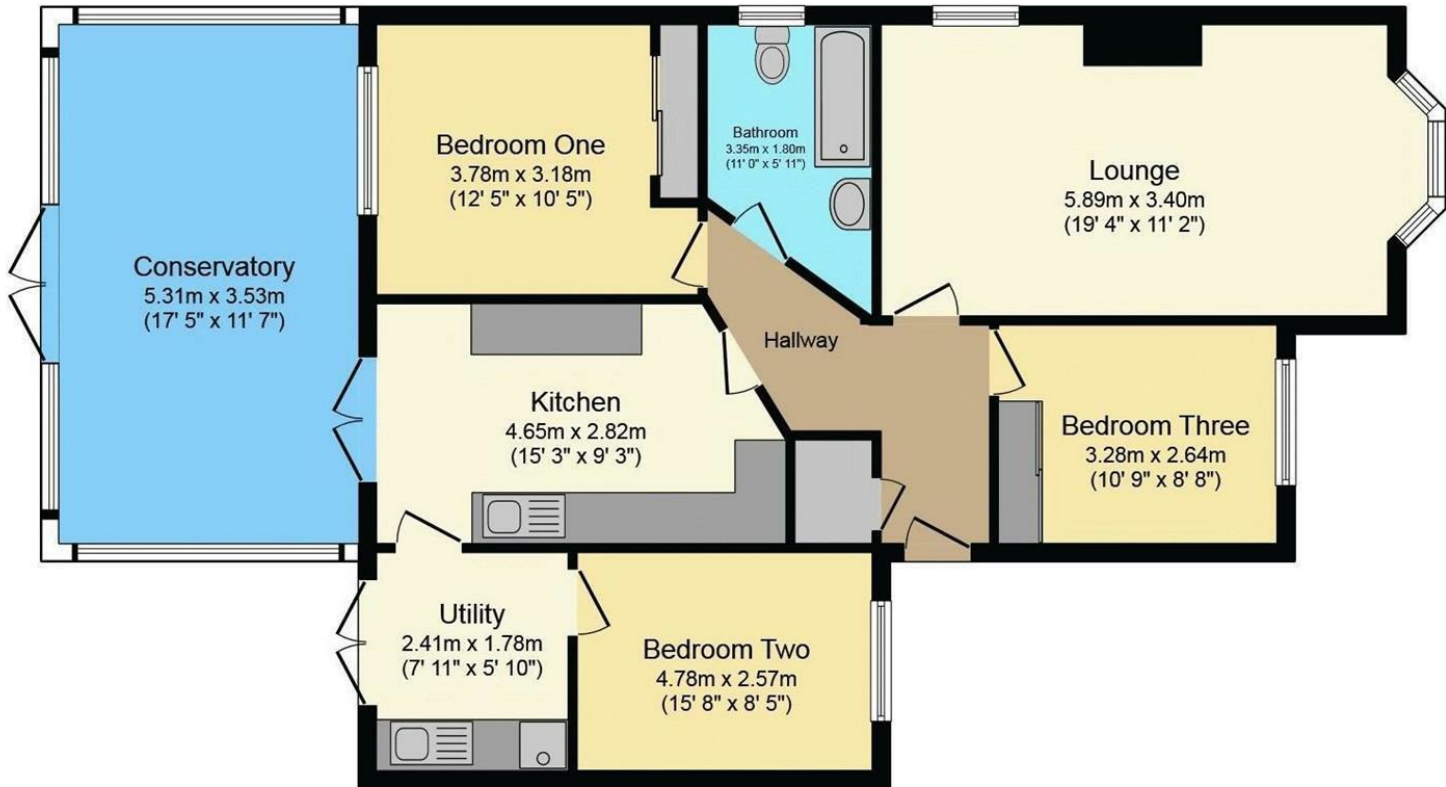
The property is approached via a wide block paved driveway with double iron/composite gates. There is ample space for several vehicles. A side-gate leads to the rear garden which is surrounded by wooden fence panels offering the property an enclosed and secure place to relax. The garden is mainly laid too lawn with mature trees and shrubs, which offers an ideal amount of privacy. There are two large sheds, one of which has power.

Access can be found into the conservatory and utility room via the UPVC patio doors.

### Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the third exit onto Chester Road. Continue to the next roundabout and take the third exit onto Mold Road; proceed on the A459 through Mynydd Isa and Buckley. At the roundabout take the first exit and immediately left onto New Road. The property can then be found on the left hand side set back from the A550.





## Floor Plan

Floor area 107.9 sq.m. (1,161 sq.ft.) approx

Total floor area 107.9 sq.m. (1,161 sq.ft.) approx

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	56	
(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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