

# williams estates



**23 Broncoed Park, Mold, Flintshire, CH7  
1JF**

**£215,000**

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**EPC - D61    Council Tax Band - C    Tenure - Freehold**

# Broncoed Park, Mold

## 3 Bedrooms - House - Semi-Detached

Ideal First Time Buyer Property situated within walking distance of Mold Town Centre this property offers two large reception rooms, modern kitchen/breakfast room, downstairs cloakroom, three bedrooms and a family bathroom. Large enclosed garden to the rear, driveway and garage access to the front.

Tenure - Freehold. EPC - D61 Council Tax Band - C

### Accommodation

Upvc double glazed front door leading into :

#### Entrance Hall

Bright and spacious hallway having door to all rooms, downstairs w.c, radiator and stairs raising off to the first floor.

#### Sitting Room

11'11" x 85'4"

Lovely bright room with double glazed leaded window overlooking the front of the property, original tiled fireplace with open fire and a radiator.

#### Living Room

11'11" x 13'6"

Light and airy room with large picture double glazed leaded window overlooking the rear garden with feature open fire with tiled surround, slate hearth and timber mantle and a radiator.

#### Kitchen

14'1" x 9'11"

Fitted with a range of modern white base, wall and drawer units with complimentary wooden work surfaces, space for freestanding cooker, extractor fan, stainless steel sink with mixer tap over, space for a slimline dishwasher, double glazed leaded window overlooking the rear garden, small double glazed leaded window overlooking the side elevation, tiled floor, partially tiled walls and double glazed stable door leading to the rear garden. Ample space for dining table.

#### W.C

Having a w.c, wash hand basin and tiled walls.

### First Floor Landing

Having space for small computer desk, doors leading off to all rooms, double glazed window overlooking the side of the property flooding the landing area with light and loft hatch access.

#### Bedroom One

13'6" x 9'11"

Bright and spacious room having fitted wardrobes with timber sliding doors with mirrored central door, double glazed leaded window overlooking the rear garden and a radiator.

#### Bedroom Two

9'11" x 12'0"

Having double glazed leaded window overlooking the front of the property and radiator.

#### Bedroom Three

10'0" x 6'6"

Having double glazed leaded window overlooking the rear of the property and a radiator.

#### Family Bathroom

Having a three piece white suite comprising of bath with shower over, partially tiled walls , pedestal wash basin, w.c, chrome ladder style towel rail and two double glazed obscured glass windows overlooking the side elevation.



## Outside

To the front of the property is a paved driveway with access to the garage and ample parking for multiple cars bound by timber fencing and a wrought iron gate to access the front and a timber gate leading to the rear garden.

To the rear of the property there is a large lawned area a summer house, decked seating area and patio area which gives access to the laundry room at the rear of the garage, slate borders and enclosed with timber fencing.

## Directions

From our Mold Office turn left left then at the crossroads turn left onto Wrexham Street and proceed past both High Schools then turn right onto Broncoed Lane then left onto Broncoed Park where the property can b located on the left.

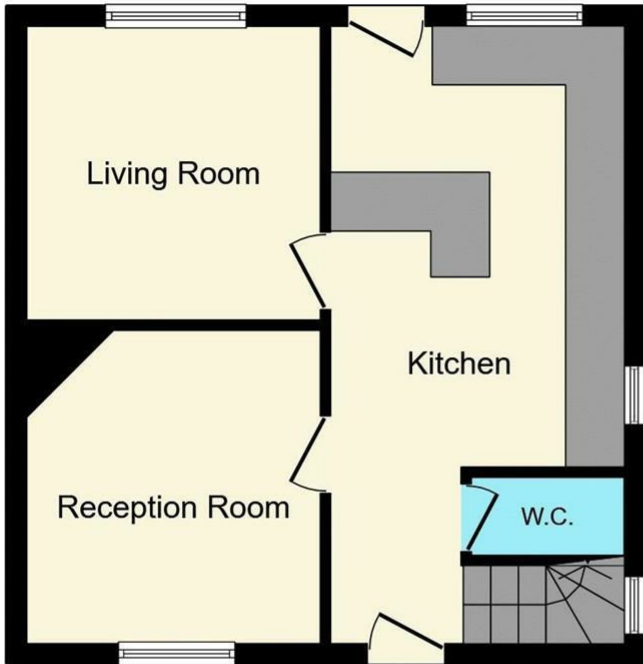
## Garage

Having two timber doors and. has electric power points.

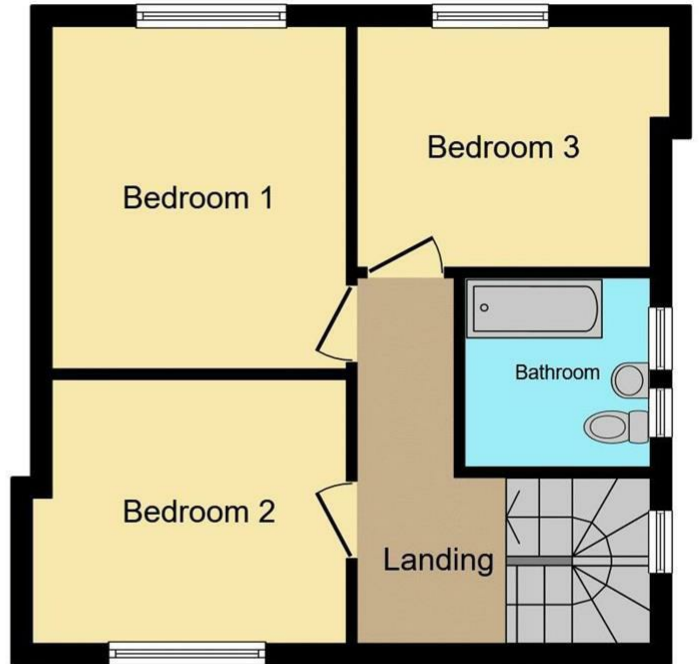
## Utility

Located at the rear of the garage having plumbing for a washing machine and power for tumble dryer currently used as a laundry room and has a timber access door.





**Ground Floor**



**First Floor**

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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