



**Bryn Teg, 92 Chester Road, Mold,  
Flintshire, CH7 1UF**

**£375,000**

 4  1  2  D

**EPC - D67**

**Council Tax Band - E**

**Tenure - Freehold**



# Chester Road, Mold

## 4 Bedrooms - House - Detached

\*No onward chain\* \*Not overlooked to the rear\* With a wealth of character and original features, this traditional 4-bedroom detached house is in the market town of Mold. With driveway parking, workshop garage and front, side & rear gardens.

Would benefit from modernisation and sympathetic restoration.

EPC - D67 Council Tax - TBC, Tenure - Freehold



### Location

The property is situated within walking distance to the busy market town of Mold which offers an abundance of local amenities including shops, eateries, library, theatre with both English and Welsh medium primary and secondary schools.

### Accommodation

Double glazed upvc door with two double glazed side windows leads into this traditional family home;

### Entrance Hallway

With traditional tiled flooring, dado rail and picture rail, stairs leading to upper floor. Doors leading off to all ground floor rooms;

### Living Room

13'9" x 11'11"

Original wooden door leading into;

Bright and airy room overlooking the front garden, with tiled fireplace, mantle and hearth, picture rail, coving and radiator. Double glazed upvc bay window to the front elevation.

### Dining Room

14'1" x 11'10"

Original wooden door leading into;

With original parquet stained flooring, cast mantle and surround, inset tiled fireplace with tile hearth. Coved ceiling, picture rail and dado rail. Double glazed upvc bay window to the front elevation.

### Sitting/ Breakfast Room

7'11" x 11'0"

Original wooden door leading into;

With tiled fireplace, surround and hearth. With ample built in storage to the alcoves plus additional storage and worktop to another wall. Double glazed upvc window overlooking the rear patio area. Radiator.

### Kitchen / Pantry

12'5" x 7'5"

With built in storage cupboard, three double glazed upvc windows to the rear elevation, panelled and tiled walls, a range of wall, drawer and base units, void for a tall fridge/freezer, plumbing for a washing machine. Stainless steel sink and drainer, taps. Radiator.



## Conservatory

Single glazed window with wooden single glazed doors leading onto the garden. Radiator, external water tap. Door leading into the W/C.

## Stairs and Landing

Stairs leading to an landing area with double glazed window to the front elevation and radiator. All doors leading off;

## Bedroom One

13'10" x 10'4"

Light and spacious double bedroom with ample room for wardrobes and bedroom furniture. Picture rail. Double glazed upvc window to the front elevation and radiator.

## Bedroom Two

13'11" x 12'0"

Light and spacious double bedroom with built in wardrobes and shelving. Picture rail. Double glazed upvc window to the front elevation and radiator.

## Bedroom Three

9'6" x 7'11"

A room with countryside views; with built in wardrobes housing the gas fired central heating boiler. Picture rail. Double glazed upvc window to the rear elevation and radiator.

## Bedroom Four

8'9" x 8'0"

Rear facing bedroom with more views of open countryside. Built in wardrobes. Picture rail. Double glazed upvc window to the rear elevation and radiator.

## Bathroom

9'2" x 4'9"

With a coloured three piece suite comprising WC, wash basin and pedestal and bath. Shower attachments over bath, Panelled ceiling and picture rail. Double glazed upvc window to the rear elevation and radiator.

## Outside

The property offers a large front lawned garden with mature hedgerow to the roadside, some raised brick work and borders.

A secondary secluded lawned garden area to the side elevation which take full advantage of a sunny aspect. Across the rear of the property offers a third lawned area, hedgerow and greenhouse. The rear of the property offers mature planting and patio area.

The rear of the property borders onto open countryside and farm land.

Driveway parking for numerous vehicles.

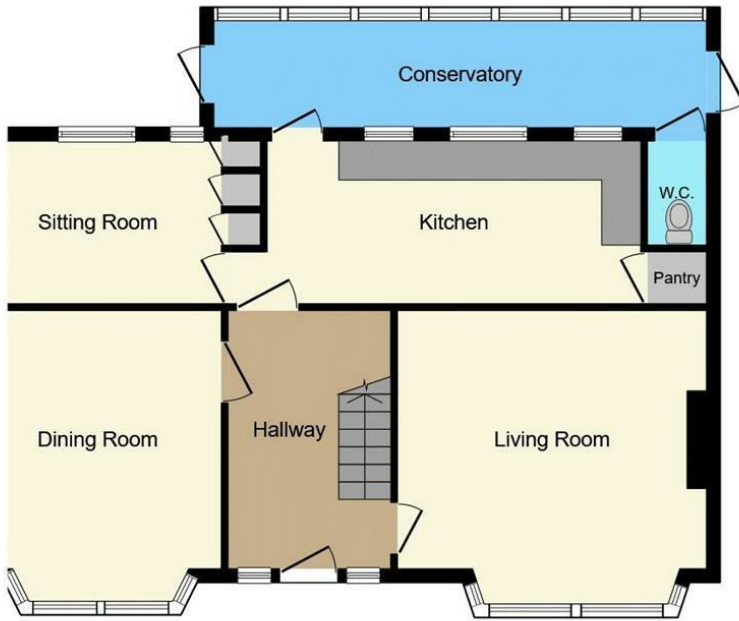
Extended Garage/ Workshop with roller doors.

## Directions

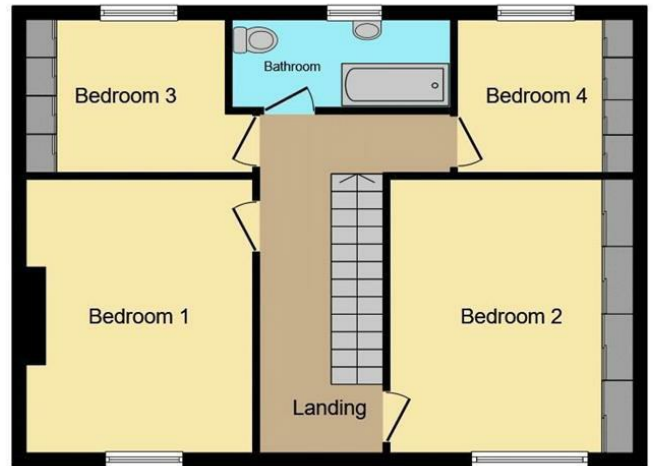
From the agents Mold office, proceed down Chester Street to Tescos Roundabout, take the third exit onto Chester Road, the subject property will be found on the left hand side as indicated by the agents For Sale board.







**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

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.