



3 Hafod Alyn, Mold, Mold, Flintshire, CH7 1RF

£335,000

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EPC - C75 Council Tax Band - F Tenure - Leasehold

Hafod Alyn, Mold

4 Bedrooms - House - Detached

981 years remaining on lease ** No Onward Chain ** A Four Bedroom Executive Property located within walking distance of Mold Town Centre. The property is ideally located for schools, supermarkets and eateries, with the benefit of a twice weekly street market. The property offers Living Room, Dining Room, Kitchen/Breakfast room, Ground Floor Cloakroom, Utility Room. The upper floor offers Principle Bedroom and an En-suite, Three Further Bedrooms and Family Bathroom. Spacious rear garden and a larger than average garage. The A55 and main motorway networks are within easy reach.
Council Tax Band - F Tenure - Leasehold. EPC - C-75



Location

Situated in the bustling market town of Mold which has a twice weekly market and offers an array of boutique shops, bars and restaurants and a Theatre. Mold is within easy access to the A55 for commuting and a stones throw from Moel Fammau, Loggerheads for those who love the outdoors.

Description

Attractive modern four bedroom detached house with ensuite and dressing room to the principal bedroom, detached garage, off street parking and enclosed private rear garden. Walking distance from Mold Town Centre.

Accommodation

Canopy Porch over double glazed front door leading into :

Entrance Porch

Having wood effect flooring, radiator and door leading into :

Hallway

Having wood effect flooring, doors leading off to all rooms, stair raising off to the first floor and a radiator.

Living Room

19'8" x 10'10" (5.99 x 3.30)

Bright and spacious room with double glazed window overlooking the front of the property and double glazed french doors leading to the rear garden, living flame gas fire with feature surround and hearth, radiator.

Dining Room

9'6" x 9'0" (2.90 x 2.74)

Double glazed window overlooking the front of the property, wood effect flooring and a radiator.

Kitchen / Dining Room

17'1" x 8'0" (5.21 x 2.44)

Having a range of base and wall units with complimentary work surfaces over, intergrated dishwasher, intergrated fridge, electric oven, gas hob with extractor over, one and a half bowl stainless steel sink, breakfast bar area, intergrated wine rack, tiled splash backs, tiled flooring, double glazed window overlooking the rear garden and double glazed french doors leading to the rear garden.



Utility Room

8'11" x 5'3" (2.72 x 1.60)

Having matching wall and base units and complimentary work surfaces, plumbing for washing machine, space for condensing tumble dryer, stainless steel sink with drainer and mixer tap over, wall mounted gas boiler and double glazed door to the side of the property.



Bedroom One

11'5" x 11'0" (3.48 x 3.35 (3.49 x 3.36))

Light and spacious room with double glazed window overlooking the front of the property, radiator and access to the dressing area which has built-in wardrobes and double glazed window which over looks the rear of the property and door leading into :

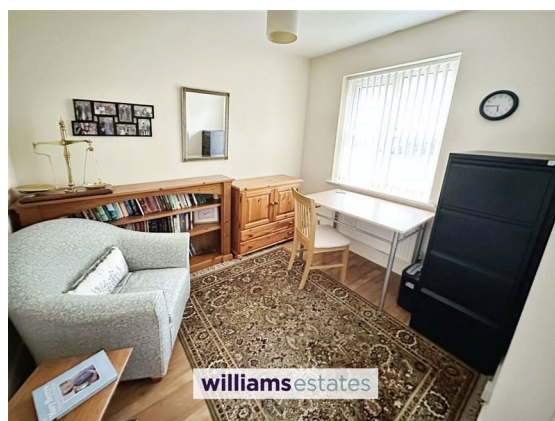
En-Suite

Having large shower enclosure, low flush w.c, wash hand basin, partially tiled walls, radiator and double glazed window to the side.

Bedroom Two

12'4" x 9'2" (3.76 x 2.79 (3.75 x 2.8))

Double glazed window overlooking the rear of the property and a radiator.



Bedroom Three

11'3" x 9'9" (3.43 x 2.97 (3.42 x 2.96))

Double glazed window to the front aspect and a radiator.

Bedroom Four

8'10" x 6'3" (2.69 x 1.91 (2.70 x 1.90))

Double glazed window overlooking the rear and a radiator.

Bathroom

8'9" x 5'11" (2.67 x 1.80)

Having a three piece suite comprising low flush w.c, pedestal wash basin, panelled bath, partially tiled walls, radiator and double glazed window to the front with obscured glass.

Outside

To the front of the property is a planted shrub border with path leading to the front door and gravelled area leading to the side access gate, Driveway providing ample parking leading to the detached garage.

To the rear of the property there is an enclosed rear garden with large lawned area and patio area



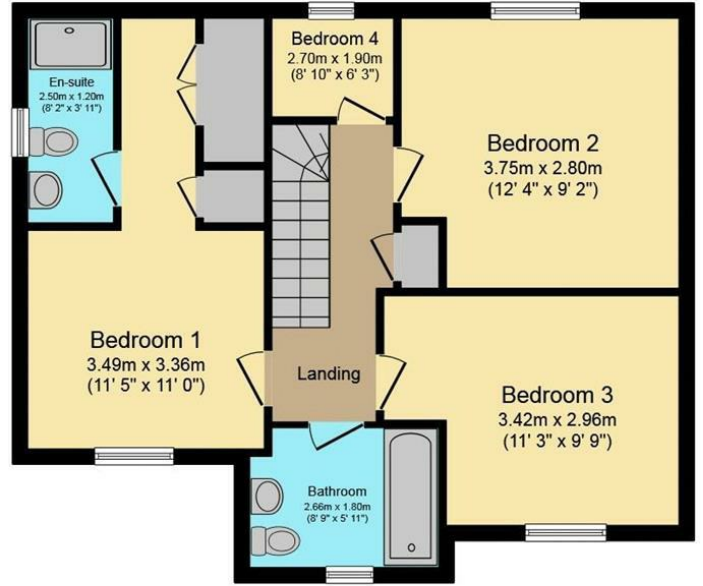
Directions

From our Mold office turn right and proceed to take the first exit on the roundabout onto Lead Mills then at the second roundabout take the third exit onto Hall View then turn right onto Milford Street and then left onto Hafod Alyn.





Ground Floor



First Floor

Total floor area 127.6 m² (1,374 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.