

Annapurna Bro Alun, Mold, Flintshire, CH7 1NB

£240,000

 3  2  2  C

EPC - C72 Council Tax Band - C Tenure - Freehold

Bro Alun, Mold

3 Bedrooms - House

**** NOT OVERLOOKED TO THE REAR ** ** OPEN COUNTRYSIDE VIEWS****

A three bedroom semi-detached property of 83 sq metres of accommodation. Standing in a popular residential area on the outskirts of Mold and benefiting from stunning views to the rear of the property across adjoining countryside.

The property briefly provides an entrance porch, hallway, W.C, living room with open fireplace, modern kitchen and extended into dining room. Three spacious bedrooms and family bathroom. Externally there is a timber deck and low maintenance gardens, with extensive viewings to the rear overlooking farmland and open countryside.

EPC- TBC Council Tax-C, Tenure- Freehold



Accommodation

Access via a uPVC double glass door leads into:

Hallway

With laminate flooring, stairs raising to the first floor, panelled radiator, under stairs storage and timber door leading into:

Cloakroom

7'6" x 2'7" (2.31 x 0.79)

With wash vanity basin with storage underneath and splashback tiling, low level W.C, tiled flooring, extractor and decorative shelving to the rear.

Living Room

12'9" x 12'4" (3.89 x 3.78)

Featured brick open fireplace with mantle and slightly raised hearth with multi fuel log burner, display shelving either side of the chimney breast, panelled radiator, dado rail, telephone point and television point. uPVC double glazed window to the front elevation and laminate flooring.

Kitchen

18'11" x 8'5" (5.77 x 2.59)

uPVC window overlooking the rear garden with countryside views, tiled flooring, a range of shaker style base and wall mounted units with wood block worktops, one and a half bowl stainless steel sink with mixer tap over. Void space for a range oven with an extractor and chimney hood over, void for plumbing for a washing machine, void for a dryer and void for dishwasher. Featured splashback tiling, double panelled radiator and a wall mounted combination boiler.

Dining Room

With tiled flooring, single panelled radiator, wall lights, part glazed external door with double glazed side door to the side and further uPVC double glazed french doors opening onto the garden and the raised timber deck.

First Floor Landing

With loft access and doorways into all rooms;



Bedroom One

11'5" x 10'7" (3.48 x 3.25)

With two built in double wardrobes with louver doors and storage cupboard above, recess dressing table and a single panelled radiator and uPVC windows to the front elevation.

Bedroom Two

10'5" x 10'5" (3.18 x 3.18)

With a single panelled radiator, uPVC window overlooking the rear elevation and a built in storage cupboard with louver doors.

Bedroom Three

7'10" x 7'10" (2.41 x 2.39)

With window to the front elevation and a single panelled radiator.

Bathroom

8'2" x 5'4" (2.49 x 1.65)

Comprises of a three piece white suite, panelled bath and electric shower over and a waterfall shower head and tiled shower surround area, pedestal wash basin, low level W.C , border tiling behind the sink, feature living edge timber windowsill and uPVC double glazed obscured window into the rear elevation.

Timber Clad Single Garage

8'3" x 13'1", 236'2" (2.54 x 4,72)

Two timber doors to the front, uPVC window to the rear and a uPVC side entrance door. This garage could be used as a workshop or outdoor office it is timber clad.

Outside

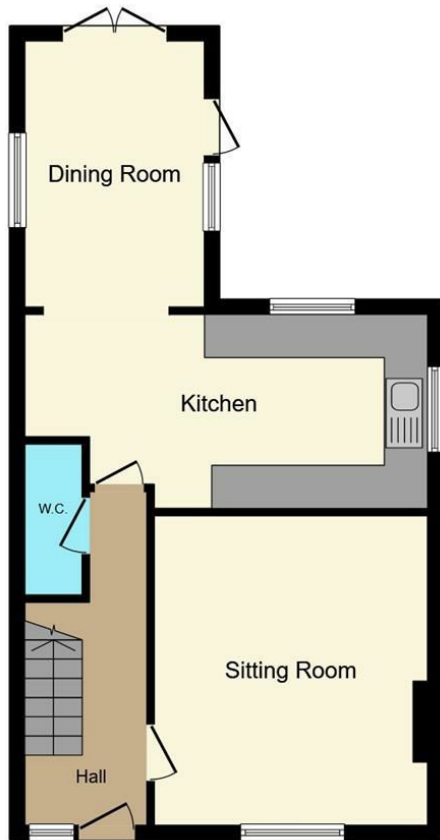
The property is approached by a driveway for off street parking with a lawned garden adjacent. Double timber gate provide access to the rear garden. The rear garden enjoys stunning open country views, with a concrete free standing low level brick built raised planters, step down to a low maintenance garden which is mainly laid to lawn, raised borders to the side and a further seating area.

The rear garden benefits from timber fencing and mature trees with attractive borders and planting.

Directions

From the Agents Mold Proceed down Chester Street to the Tesco Roundabout, take the first left and then at Mcdonalds Roundabout take the four exit. Proceed up A5119 and turn left Onto Milford Street, where Bro Alun will be found on the left hand side.





Ground Floor



First Floor

Total floor area 89.0 m² (958 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		85
(69-80) C	72	
(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	

Call us on
01352 372111

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.