

50 Bryn Awelon, Mold, Flintshire, CH7 1LU
£225,000 MM11035



DESCRIPTION: Situated on a popular and sought after development and being convenient for the town centre is this 3 bedroom detached property which requires refurbishment with accommodation to briefly comprise entrance hall, lounge, dining room, kitchen, ground floor bedroom, downstairs bathroom and to the first floor there are 2 further bedrooms. The accommodation is complimented by UPVC double glazing and externally there are generous size gardens, a drive providing off road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the convenient position and the potential the property has to offer. FREEHOLD. COUNCIL TAX BAND E.

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Mold office turn right and proceed down Chester Street to the mini roundabout turning left and continue to the main roundabout taking the 4th exit and proceed for a short distance until Bryn Awelon will be noted on the right, continue along Bryn Awelon until the property will be noted on the right via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to Mold town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

ENTRANCE HALL: Stairs rising to first floor. Under stairs storage. Built in cloaks cupboard. UPVC front entrance door.

LOUNGE: 15' 10" x 11' 5" (4.83m x 3.48m) Tv point. Fitted fireplace with open fire. Double doors leading to dining room. Windows to front and side elevations.

DINING ROOM: 9' 6" x 7' 4" (2.9m x 2.24m) Windows to rear and side elevations.

KITCHEN: 10' 5" x 9' 6" (3.18m x 2.9m) Tiled floor. Fitted double base unit with inset single stainless steel sink unit. Built in larder cupboard. Serving hatch to dining room. Window to rear elevation. Door leading to rear of property.

BEDROOM 1: (DOWNSTAIRS) 12' x 5' 9" (3.66m x 1.75m) Window to front and side elevations.

BATHROOM:(DOWNSTAIRS) Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath. Part tiled walls. Loft access.

STAIRS AND LANDING: Built in airing cupboard. Doors leading off to bedrooms.

BEDROOM 2: 11' 5" x 9' (3.48m x 2.74m) Window to side elevation.

BEDROOM 3: 9' 1" x 9' (2.77m x 2.74m) Window to side elevation.

OUTSIDE: The property stands in a generous size corner plot of established gardens with lawned areas stocked with various flowers and shrubs and to the side there is a drive providing off road parking and leading to the single detached garage.

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		