



**MOLYNEUX**  
ESTATE AGENTS - VALUERS - SURVEYORS

**Brook Cottage, Bryn Road, Alltami, MOLD, CH7 6SB**  
**£300,000** **MS11324**



**DESCRIPTION:** An interesting property in a popular area. A detached two bedroom bungalow, comprising:- 2 reception rooms, kitchen, two bedroom and bathroom. Shared septic tank. Oil Heating. Three garages. The property requires refurbishment and stands in a leafy environment with a brook running to the boundary. Planning has been permitted for demolition of the existing building and the construction of two detached dwellings and full details can be found at Flintshire County Council application reference FUL/000594/23

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Shotton Office**

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

**Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday**

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**DIRECTIONS:** Turn right out of the Shotton Office and proceed to Queensferry, at the traffic light intersection continue to the roundabout and take the fourth exit to join the bypass. Continue until taking the exit for Buckley and at the roundabout take the third exit and proceed through Ewloe into Buckley. Turn right just before the medical centre on the right hand side turn right into Alltami Road and continue until turning left into Bryn Road where the property will be seen on the left just before the traffic slowing installation.



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**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:** Convenient for Mold and Buckley in a leafy setting with a brook running to the boundary

**HEATING:** Oil

**KITCHEN:** 11' 7" x 11' 5" (3.53m x 3.48m)



**LOUNGE:** 21' 4" x 15' 4"(max) (9' 8" min) (6.5m x 4.67m) An irregular shaped room.



**SITTING ROOM** 13' 5" x 11' 5" (4.09m x 3.48m)



**BEDROOM 1: 14' 3" x 12' 1" (4.34m x 3.68m)**



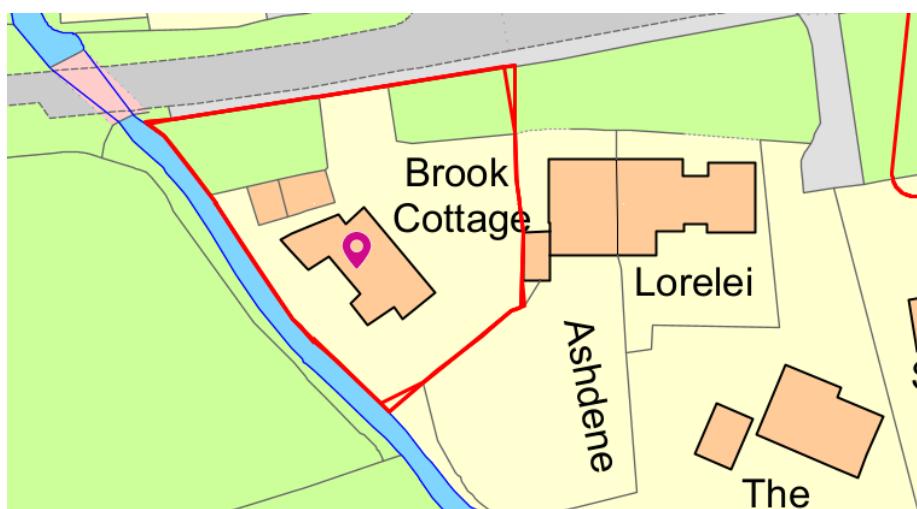
**BEDROOM 2: 10' 9" x 9' 7" (3.28m x 2.92m)**

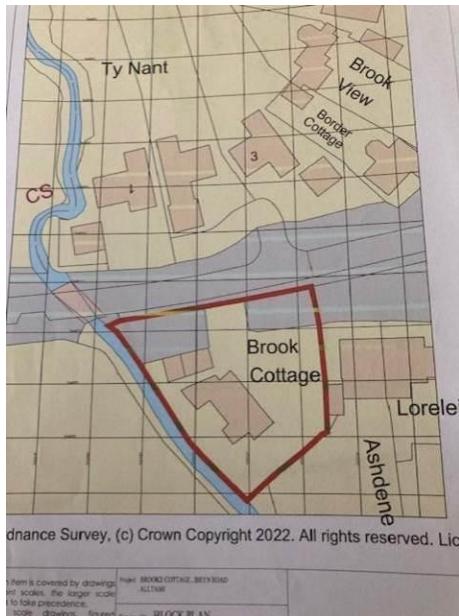


**BATHROOM: 10' 6" x 8' 9" (3.2m x 2.67m)**



OUTSIDE: Overgrown gardens with three garages.





**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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.