



Bryn Awelon

Mold, Flintshire CH7 1LU

Price
£170,000

A greatly extended two bedroom detached bungalow with occasional dormer room set within large and mainly south facing gardens to the centre of this popular residential development on the periphery of Mold. This large and adaptable home will lend itself to a scheme of modernisation and refurbishment and possible extension to provide a versatile bungalow in this sought after residential area. It provides an out-built and enclosed porch, large central hall, through lounge, greatly extended kitchen/breakfast room. A further extension providing a day lounge/dining room with patio windows open to south facing garden, two double bedrooms and bathroom, pull down ladder to occasional loft room with under eaves store with potential for further development subject to consents being obtained. Ample on site parking and over sized detached garage with workshop, large and enclosed westerly facing gardens providing extensive lawns, established shrubbery borders and aluminium greenhouse. INSPECTION RECOMMENDED.



LOCATION

Bryn Awelon is a popular residential area of various property types located approximately half a mile from the town centre. The property stands within well established gardens and enjoy views over sports fields to the rear towards the town and distant hillside beyond. To the front is a wide drive providing parking for up to four cars and with useful store/workshop at the rear of the garage. The town centre is a within a short walk and provides a good range of shopping facilities catering for most daily needs including supermarkets, major banks, post office and library, and also has a popular twice weekly street market. Popular schools for all ages are available locally and the area is ideally located for ease of access to Chester, Wrexham, Merseyside and beyond.

THE ACCOMMODATION COMPRISES:

UPVC double glazed door to out-built enclosed Porch.

PORCH

2.16m x 1.98m (7'1" x 6'6")

With single glazed windows to two sides. Wall light point and panelled radiator. Glazed door and matching panel leading to a central Hall.

HALL

3.35m x 1.91m (11' x 6'3")

With pull down ladder to Loft Room and panelled radiator.

LOUNGE

5.59m x 3.66m (18'4" x 12')

A spacious and well lit through room with two double glazed windows. Fitted fireplace with electric fire, TV point and panelled radiator.



EXTENDED KITCHEN/BREAKFAST ROOM

6.40m x 3.53m maximum (21' maximum x 11'7" maximum)

The Kitchen is fitted with a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts and contrasting stone effect working surfaces to include a peninsula divide. There is an inset 1½ bowl sink with mixer tap and drainer, inset four ring gas hob with convector hood and light over, integrated oven, void and plumbing for washing machine and space for a dishwasher and upright fridge freezer. Part tiled walls, ceramic tiled flooring throughout, double glazed window and matching door to side and large panelled radiator.



DAY LOUNGE/DINING ROOM

4.80m x 3.56m (15'9" x 11'8")

A spacious room designed to take advantage of the delightful southerly aspect over the large rear garden with a wide double glazed patio window, 'Adam' style fireplace with polished wood surround, marble insert and hearth and enclosed coal

effect living flame gas fire, TV point, wall light points and panelled radiator.



BEDROOM ONE

3.61m x 3.30m (11'10" x 10'10")

Modern double glazed window with vertical blind and panelled radiator.



BEDROOM TWO

3.35m x 2.97m (11' x 9'9")

Double glazed window with aspect over the rear towards Mold and rolling countryside and panelled radiator.



BATHROOM

1.93m x 1.91m (6'4" x 6'3")

Modern suite comprising; panelled bath with grip handles, shower screen and a high output shower over, pedestal wash basin and WC, fully tiled walls interspersed with decorative motifs, double glazed window and panelled radiator.

LOFT ROOM

2.82m x 2.59m (9'3" x 8'6")

Pull down aluminium ladder leading to a small lobby with limited headroom and an occasional room with a wide double glazed window with pleasing westerly views across town. Radiator. Further storage cupboard.

OUTSIDE

The property is approached via wrought iron gates to a Tarmacadam driveway which extends along the left hand elevation providing ample space for parking and access to a detached Garage. The front is bounded by a low level wall with a central and shaped lawned garden with border. To the right hand side a further gated access leads to a driveway which extends to the rear.

AGENT'S NOTE

We understand that approximately half of the right hand side of the driveway is in the ownership of the property as the remainder provides access to an electrical sub-station owned by Scottish Power. We understand that the owners are allowed to use the driveway for secondary parking for a caravan or boat, but on that basis, access needs to be available to the sub-station.

REAR GARDEN

The rear garden is a particular feature of the bungalow as it provides a large and quite private south facing garden. It is well fenced with a large central lawn with a fruit tree, established and well stocked shrubbery borders providing colour and interest throughout the seasons together with a raised patio, gravelled areas and an aluminium framed greenhouse.



GARAGE

6.15m x 2.49m (20'2" x 8'2")

Detached Garage with metal 'up and over' garage door to front, electric light and power point. Panelled door leading to a useful Store Room beyond (8'1" x 10'5")

COUNCIL TAX BAND

Flintshire County Council - Band E.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights into King Street. At the roundabout take the second exit and immediately after passing the sports fields on the right hand side take the next right handed turning into Bryn Awelon. Follow the road up the hill and the property will be found on the right.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or shauna.moore@cavendishrentals.co.uk

VIEWING

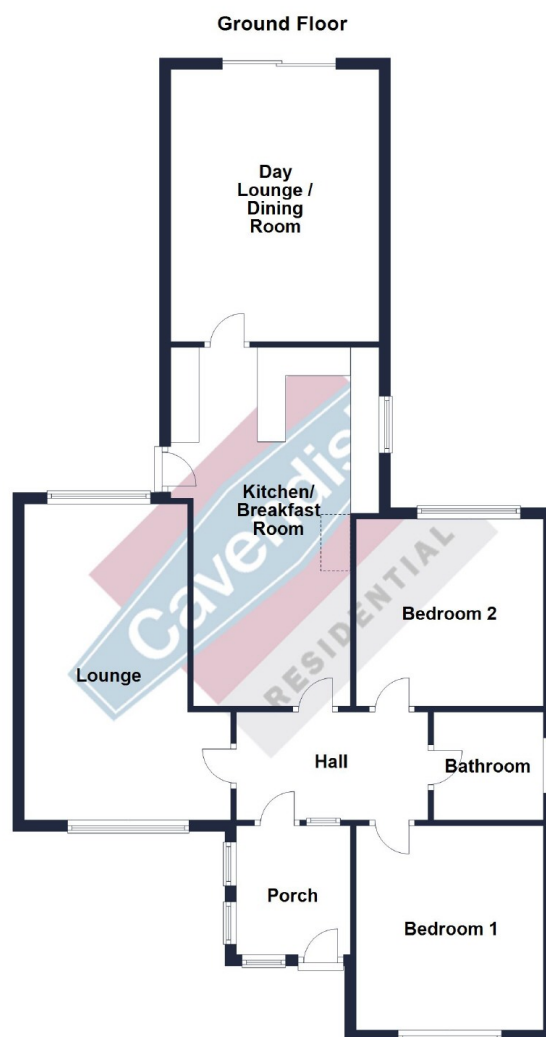
By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/CC

AMENDED JRM





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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