



16 Alwen Avenue, Bryn-Y-B
Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£280,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

16 Alwen Avenue

Bryn-Y-Baal, Mold

Council Tax band: E

Tenure: Freehold

- THREE BEDROOM DETACHED HOUSE
- QUIET CUL DE SAC LOCATION
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- TWO FULL BATHROOMS
- CHAIN FREE
- PERFECT FAMILY HOME
- EXCELLENT ACCESS TO LOCAL ARGOED SCHOOL, MOLD, CHESTER AND WREXHAM


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Porch

Accessed via a composite door, door opening to lounge

Lounge

19' 0" x 11' 0" (5.79m x 3.35m)

PVC double glazed window to the front, two wall mounted radiators, gas fire with sandstone mantle, marble back piece and hearth, door to understairs storage cupboard, stairs to the first floor, door to kitchen/diner

Kitchen/Diner

23' 0" x 8' 0" (7.01m x 2.44m)

A range of modern wall, drawer and base units, worktop with inset induction hob with extractor hood over, enamel 1.5 bowl sink unit with mixer tap, integrated fridge freezer, built in eye level oven, wood laminate floor, PVC door opening to the side

Dining Room

10' 2" x 7' 5" (3.10m x 2.26m)

Patio door opening to the conservatory, wall mounted radiator, wood laminate floor, door to utility

Utility

7' 5" x 5' 0" (2.26m x 1.52m)

PVC door opening to the rear garden, plumbing for washing machine and space for tumble dryer, wall and base units, wall mounted radiator, tiled floor

Shower Room

7' 5" x 4' 0" (2.26m x 1.22m)

A modern suite comprising a walk in shower cubical, close coupled WC and vanity wash hand basin with cupboards under, tiled floor, towel radiator, obscure PVC double glazed window to the rear



Conservatory

10' 0" x 8' 0" (3.05m x 2.44m)

PVC double glazed windows to the sides and rear, PVC double glazed french doors opening to the rear garden, wood laminate floor

First Floor Landing

Doors to bedrooms and bathroom, door to airing cupboard housing a wall mounted Worcester combination boiler, access to roof space

Bedroom One

15' 0" x 10' 2" (4.57m x 3.10m)

PVC double glazed window to the front, over stairs storage cupboard, wall mounted radiator, suspended timber floor

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.64m)

PVC double glazed window to the front, wall mounted radiator, fitted wardrobe with sliding mirrored doors, wood laminate floor

Bedroom Three

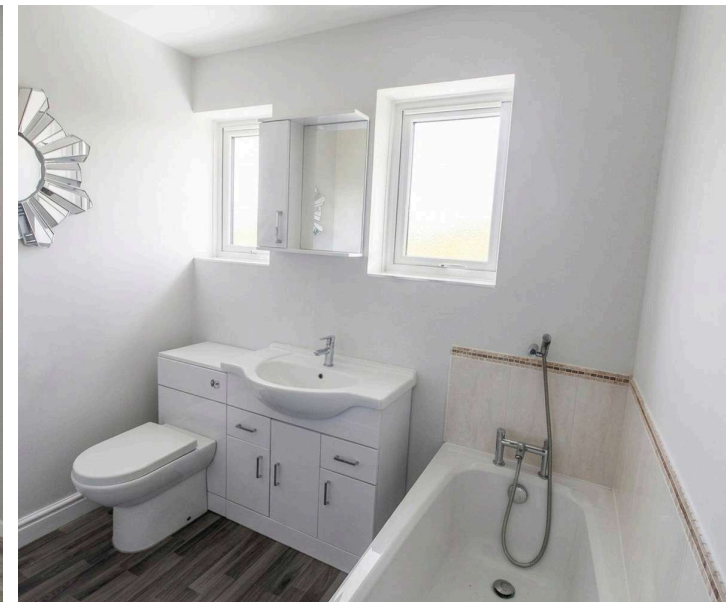
11' 2" x 7' 5" (3.40m x 2.26m)

PVC double glazed window to the rear, wall mounted radiator, wood laminate floor

Bathroom

10' 5" x 7' 6" (3.17m x 2.29m)

A modern 4-piece bathroom suite comprising of a walk in shower cubical, panelled bath and enclosed cistern WC with vanity wash hand basin, tiled splashbacks, towel radiator, two obscure PVC double glazed windows to the rear





FRONT GARDEN

Pathway leading to the front porch with established trees and hedges

REAR GARDEN

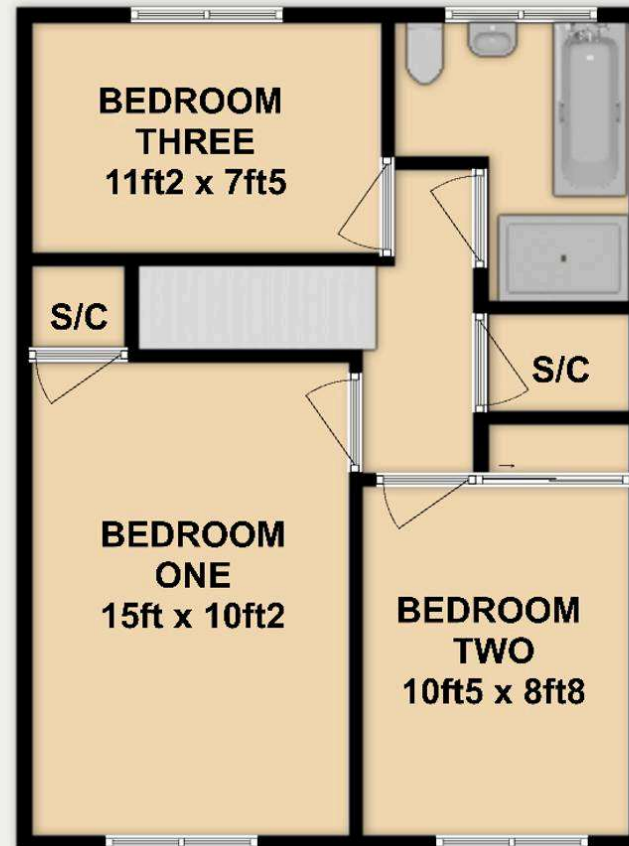
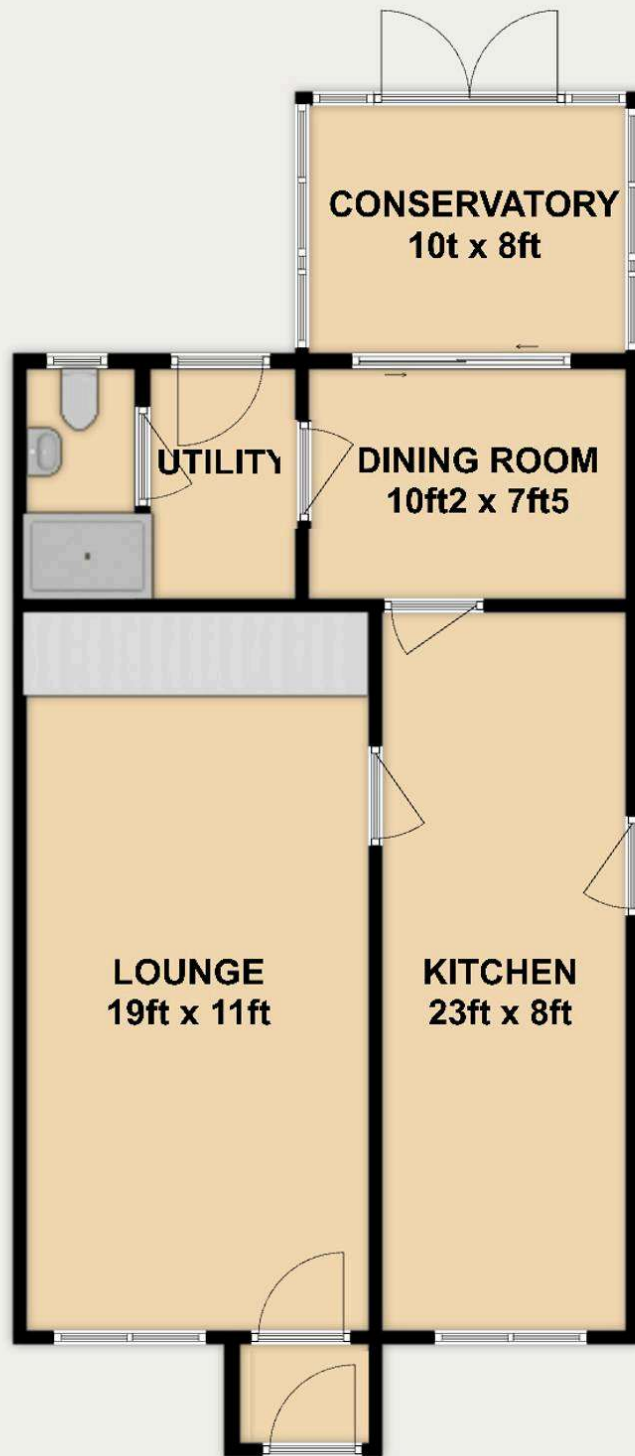
Laid mostly to lawn with timber fencing surround, timber storage shed and hard wood gate to the front, established trees, shrubs and flower beds

DRIVEWAY

2 Parking Spaces

Hardstanding offering off road parking for circa 2 vehicles







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To arrange a viewing, please contact

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