



3 Bro Alun Mold, Flintshire CH7 1NB

If you are looking for a home in one of the most convenient locations in Mold, hidden away from the hurly burly yet with pedestrian access onto Lidl car park, with three bedrooms, a detached garage and separate outside space with the genuine air of a country cottage....this is the perfect NewHome4U

- THREE BEDROOM MID TERRACE
- WELL FITTED KITCHEN/DINER
- GAS CENTRAL HEATING
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- FABULOUSLY CONVENIENT LOCATION
- DOWNSTAIRS BATHROOM
- SEPARATE GARAGE AND OUTSIDE AREA
- QUARRY TILE FLOORING
- *** CHAIN FREE ***
- OUTBUILDING

Offers in excess of £130,000

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

**** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy ****

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Who doesn't love the idea of a little cottage in the woods but are forced to admit that they bring their own problems with them. Firstly they tend to be out in the wilds in order to get their real country atmosphere, which can be inconvenient for day to day living but here, just across the lane is a pedestrian entrance to the Lidl car park, from where all human needs may be satisfied.

However, should your particular needs be even more flamboyant, Mold High Street is a two minute walk away. Surrounded by trees and making you believe the town is far away, but here you have peace and serenity with none of the expected difficulties and all at a surprisingly affordable price. What's not to love?

A narrow lane continues from the top of Bro Alun towards the main Denbigh road, shrinking still further to become a footpath which emerges opposite the bottom of Milford St and it is here that we find a clutch of three terraced cottages.

To the front of these is ample parking space for residents and visitors without impeding the passage of passing pedestrians (yoyu've always got Lidl carpark for guests if needed, there's room in there for 100's of cars (although please don't quote me on that!!!!))

. Opposite here is a broad access drive leading past the neighbour's garage, ending eventually at the garage belonging to our property. Being absolutely brutal, this corrugated iron structure is not in the best of repair and would benefit from a fairly extensive program of improvements, although it appears weather proof. Unless you are intent on preserving a spectacularly valuable classic car for future generations (as is the current owner) it may well be adequate for your storage needs so providing you stay well away from the back pages of AutoMart you should be OK...

Alongside here is a sizeable area of hard standing, surrounded by established trees which give a degree of privacy. Although very overgrown at the moment, this has great possibilities as an enclosed garden area, providing one of the few things the home itself appears to lack.

In front of the cottages traditional stone walls surround the individual front gardens, most of which are given over to gravel or hand standing. The centrally positioned number 3 has a gabled porch standing proud of the front elevation, inside which we are greeted by a traditional quarry tiled floor and sufficient space for the hanging of coats before stepping into the front lounge.

In here there is a high quality wood laminate floor, which adds to the home's rural appeal and makes the room feel very cosy, something underlined by the large chimney breast housing the living flame gas fire. In fact this is more than simply a fire, being a Baxi unit that simultaneously feeds the central heating system.

At the rear of the room an archway leads through into the compact but well appointed kitchen/diner where we are treated to a repeat of the traditional quarry tiles from the hallway. On our right a small dining table fits nicely into the space beneath the staircase while opposite here on the left is the 'U' shaped configuration of fitted kitchen units, leaving space at one end for a tall fridge/freezer. Adjacent to the sink is plumbing and suitable drains for a washing machine, while for those for whom life without a dish washer is unimaginable, the washing machine could be moved to the outhouse.

Beyond here past the back door, we come to the bathroom with its very attractive stripped wood door. These doors are a feature of the home, continuing throughout and adding greatly to the to the overall feel of the home. In the bathroom there is the expected suite of a pedestal hand basin, lavatory and traditional bath but what was less expected, was the separate full sized walk in shower with its electric shower unit which given the overall size of the room, came as a pleasant surprise.

Outside the back door we are led along a passageway to a small rear yard at the far end of which is an outhouse currently containing a washing machine and condensing tumble drier. To one side of the yard is a gate allowing access across the neighbouring yard as a means of removing the wheelie bins.

Moving upstairs to the landing and turning towards the rear of the home we come to the first of the smaller bedrooms. This is given a very open and bright feel by its twin aspect windows and views over the neighbouring gardens, making it feel bigger than it actually is. While impractical as a double room, it would however, make for a very comfortable and spacious single or child's room.

Adjacent to here is a similarly proportioned bedroom made to feel perhaps a little smaller by having only the single window. Perpetuating the cosy feel produced by the solid wood doors it remains a very attractive single room.

And finally, overlooking the front of the home we come to the principal bedroom which is a very different space altogether. Running the full width of the home this is a spacious double room, made all the more so by the utilisation of fitted wardrobes in both of the recesses either side of the chimney breast. While one of these is compromised by the hot water tank, this is more than compensated for by the way they continue half way across the back wall, meaning that unless you are Naomi Campbell, clothes storage will never be an issue.



Useful information:

COUNCIL TAX BAND: C (Flintshire)

ELECTRIC & GAS BILLS: TBC

WATER BILL: TBC

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all.....this is a very unusual home in that it almost feels it is in the wrong place, where looking in one direction lets you think you are in a country backwater, but turning your head reveals civilisation and all the convenience it brings. However, this split personality can only be a good thing as whatever your mood, this is a home that will accommodate. The nearness of the town with all its facilities is ideal for day to day living and when you crave peace and quiet, the illusion of country living is never far away. For families with young children, the proximity of Mold's many schools are an added bonus and the areas excellent transport links takes the sting out of any commuting necessary. Are there any areas it cannot cover? In short, no.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY??

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENLDEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £65!!!

(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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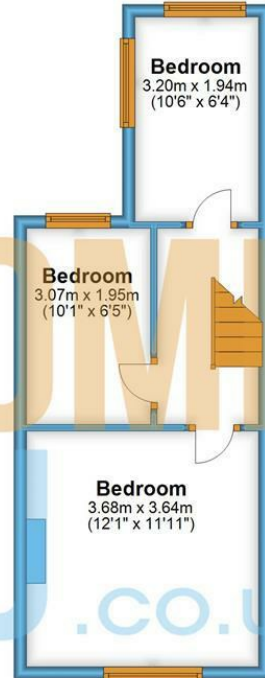
Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	