



17 Bronallt Mold, Flintshire CH7 4RZ

If you are looking a bungalow (and these days, who isn't) but need more space than is usually available, with a three bed format to accommodate the family, an interesting garden on a corner plot with a large garage/workshop adding to the general versatility....then we have the perfect NewHome4U

- SPACIOUS THREE BEDROOM BUNGALOW
- CORNER PLOT
- POPULAR VILLAGE LOCATION
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- PRICED TO SELL
- QUIET CUL-DE-SAC
- DETACHED GARAGE / WORKSHOP
- SEPARATE DINING ROOM
- *** CHAIN FREE ***
- SEPARATE TOILET

Offers in excess of £160,000

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** 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".

For some, village life means living in a state of semi permanent inconvenience where the shop (if there is one) is too small and ill-equipped, you have to drive the kids to school every day and woe betide anyone who forgets something off the weekly Tesco's list as 'just popping back' will represent a couple of hours of your life you'll never get back.....

And then there is somewhere like Leeswood. A large enough conurbation to provide a Co-op big enough to meet most of your needs while also providing a well regarded primary school, along with various take away food outlets and all within a few minute's drive of Mold for those occasions when only a real town will suffice. It is a popular location for a reason.

At the head of the cul-de-sac and thus free from the noise of any passing traffic we find this surprisingly large bungalow. Although it could benefit from a little cosmetic attention it appears in basically sound condition and with some love, could become something quite special.

A pedestrian path runs from the road to the centrally positioned front door, with broad lawns to either side which continue around the gable end of the home towards the detached 'L' shaped garage.

Opening the attractive semi glazed front door allows us into the main hallway where to our right is the door into the lounge and dining room. This is a very large through room which is kept cheerfully bright by the large front facing window overlooking the lawn and the overspill of light from the sliding patio doors in the dining room area. I hesitate to call this entire space a lounge/diner because each portion is amply large to justify itself in its own right, making the fact that they are connected irrelevant. The principal focal point of the lounge is provided by the stylish fire surround, while the dining room provides enough space for a full sized table and any ancillary furniture you may choose.

Across the hall from here we come to the kitchen which, while comprehensively fitted and equipped will look a little dated to some though this of course, is a matter of taste. What should be stressed however is that any changes deemed necessary in here by an incoming purchaser would be undertaken for purely aesthetic reasons. The comprehensive range of fitted units are configured in a 'U' shaped arrangement leaving the chef well positioned in the midst of the action, as is only right in the nerve centre of the home.

Moving further up the hall we come to the bathroom which, rather like the kitchen carries a distinct flavour of the 80s in its style and execution, from the sea shell scalloped shapes around the basin and bath to the Laura Ashley-esque wallpaper on the sections of walls that have not been tiled. While this will appear charming to some, its appeal will be by no means universal but having said that, kitchens and bathrooms are almost inevitably among the first rooms to be altered by new owners keen to stamp their own personalities on their new home, making it not the issue it initially seems.

One concession to modernity that you would not have found in the 80s is the welcome and attractive walk-in shower cubicle, something that is a must in today's world. The bathroom is an 'L' shaped space caused by the intrusion of the adjacent separate lavatory, accessed by the next door along the hall. This habit of separating the lavatory from the bathroom was common practice during the 50s but should you favour the greater space offered by combining the two, removal of the dividing wall would be a relatively simple matter.

Beyond here is the back door opening onto the enclosed rear garden with its lawn and raised area of block paving which all but surrounds the detached garage. This is a large 'L' shaped structure, the additional side section allowing for a home workshop or additional storage, something that bungalows frequently lack.

The remaining arm of the hallway leads past the large fitted linen cupboard to the bedrooms, the first of which overlooks the rear garden and although the smallest of the rooms would still accommodate a double bed and additional furniture with ease. Alright, it would not be a massive double but I have paid money to sleep in smaller. Admittedly I was a student at the time so my needs were simple and casual bar work in Sheffield in the 70s didn't pay too well but I digress...

Adjacent to here and also overlooking the rear garden, the second bedroom is an altogether different animal made to feel decidedly luxurious by the one complete wall of fitted wardrobes which negates the need for free standing furniture. In turn this also leaves masses of empty floor space, meaning you can always move around easily.

And finally, overlooking the front of the home we come to the main bedroom which is impressive for its sheer scale. At 11' by 15' it dwarves many lounges in modern estate homes and would allow you to indulge whatever extravagant taste in furniture you may harbour because however extreme it is it will fit with space left over so go on, spoil yourself.



Useful information:

COUNCIL TAX BAND: D (Flintshire)

ELECTRIC & GAS BILLS: TBC

WATER BILL: TBC

NB: Figures based on current owner's usage.

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:

Bungalows have always been a popular purchase and never more so than today where they are being seen as rarer than hen's teeth with the result that they not only sell quickly but command premium prices. It is, therefore, amazing to find such a home as this; large, well located and offering comfortable and versatile family accommodation while remaining highly affordable. Keeping the needs of the family in mind, the large rooms give space to spread out and younger members are catered for with the excellent primary school in the village. It could even be said that with Mold 10 minutes away in the car for those occasions when only the facilities of a proper town will do, this home really is all things to all men.

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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2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENDLIEST 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 ??)

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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.

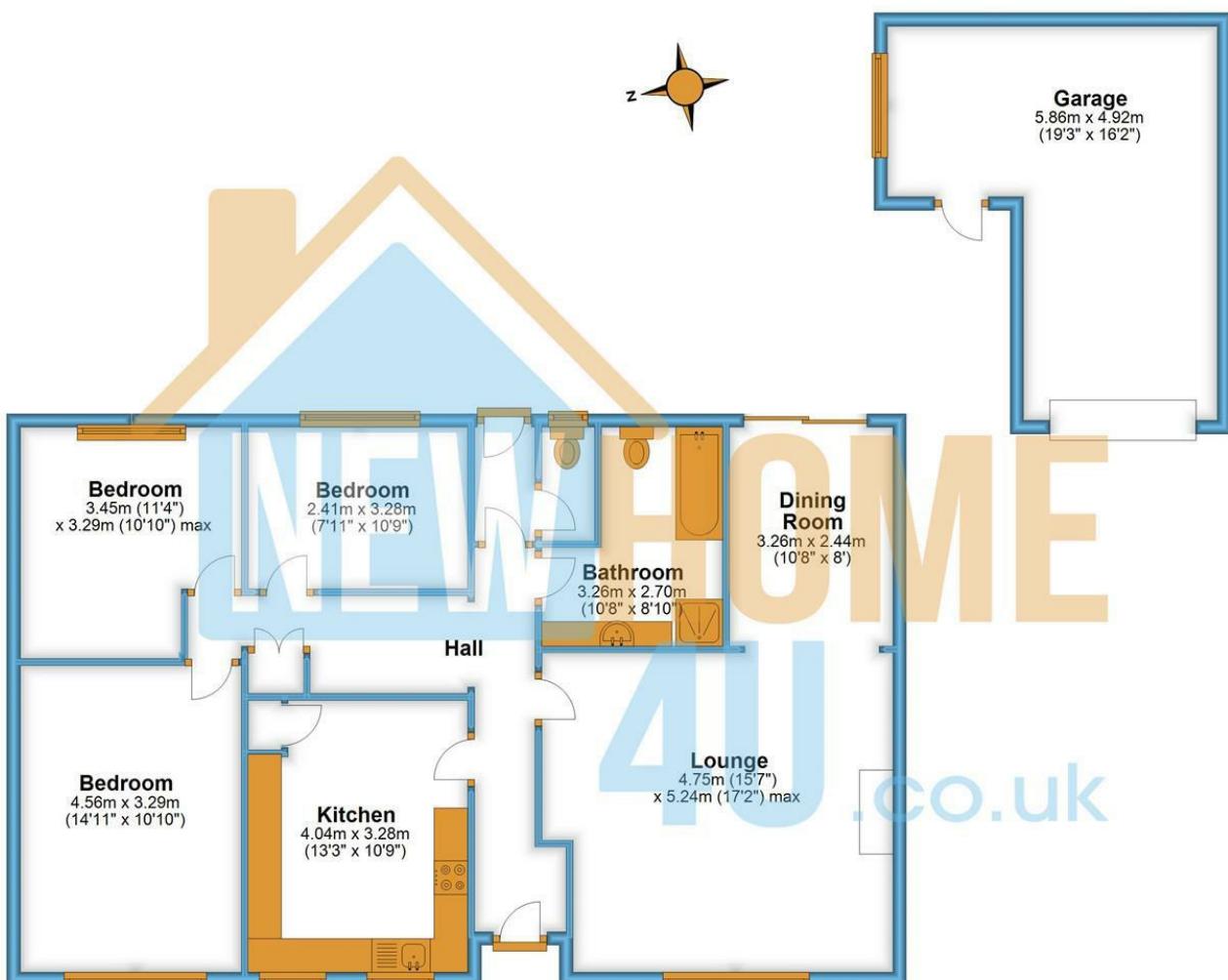
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Ground Floor

Approx. 126.6 sq. metres (1363.1 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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