




WILLIAMGLEAVE
ESTATE AGENTS

7, New Brighton, CH7 6QJ
OFFERS IN REGION OF £285,000

NO ONWARD CHAIN | THREE BEDROOM DETACHED DORMER BUNGALOW | UNDERGONE RECENT WORKS THROUGHOUT | A well presented three bedroom dormer bungalow situated on the quiet road of Argoed View in the popular village of New Brighton, just a brief drive from the historic market town of Mold and within a short distance of the A55 expressway. The property comprises from; entrance hallway with ample storage space, a spacious living room with dual aspect and feature fireplace, kitchen/diner with patio doors to the rear, main bedroom with walk in wardrobe area and a wet room. To the first floor there are two bedrooms and both benefit from having en suite shower room. Externally, to the front of the property there is a driveway which allows parking for multiple vehicles in tandem which in turn leads up to the garage which can be accessed via the up and over door. The rear garden comprises from a spacious patio area with pergola and large grass lawn with a range of mature shrubs, trees and hedging. The garden benefits from a sunny, private aspect. VIEWING IS HIGHLY RECOMMENDED.



- NO ONWARD CHAIN
- NEWLY DECORATED & NEW CARPETS THROUGHOUT
- THREE BEDROOM DETACHED DORMER BUNGALOW
- SPACIOUS LIVING ROOM, KITCHEN/DINER
- MATURE GARDEN, DRIVEWAY, GARAGE
- VIEWING IS HIGHLY RECOMMENDED







ENTRANCE HALL

Leading through the uPVC front door, stairs to the rear of the spacious hallway rise to the first floor with a large under stair storage cupboard. Doors lead off to the living room, bedroom and main bedroom.

BEDROOM ONE

A spacious bedroom with a uPVC bay window to the front elevation, there is an opening to the side which leads into a dressing area. Radiator and power points.

WET ROOM

Comprising from a panel enclosed bath with mixer tap and hand held attachment, pedestal wash hand basin, low flush wc and walk in mains powered shower. Fully tiles walls, radiator, shaved point, uPVC frosted window to the rear elevation.

LOUNGE / DINER

A spacious lounge/diner benefiting from dual aspect with a bay window to the front elevation and uPVC double glazed window to the side elevation. There is a feature fireplace with electric fire, new carpets, radiator and power points. A door to the rear leads into the lounge/diner.

KITCHEN/BREAKFAST ROOM

Comprising from a range of fitted wall, base and drawer units with complimentary worktop surface and inset stainless steel sink with drainer and mixer tap. There are some integrated appliances included with ample space for further white goods. There is a uPVC double glazed window to the rear elevation and French doors leads out to the garden, tiled flooring, inset ceiling spotlights, radiator and power points.

FIRST FLOOR LANDING

Doors lead off to the two bedrooms, skylight, storage cupboard to side.

BEDROOM

A double bedroom with sky light, radiator and power points. Door to the side leads into the en suite shower room.

ENSUITE

A three piece suite comprising from an electric shower, low flush wc and wash hand basin, partly tiled walls, window to the side elevation.

BEDROOM

A double bedroom with sky light and window to the rear elevation, radiator and power points. Door to the rear leads into the en suite shower room.

EN SUITE

A three piece suite comprising from an electric shower, low flush wc and wash hand basin, partly tiled walls.

EXTERNALLY

Externally, to the front of the property there is a driveway which allows parking for multiple vehicles in tandem which in turn leads up to the garage which can be accessed via the up and over door. The rear garden comprises from a spacious patio area with pergola and large grass lawn with a range of mature shrubs, trees and hedging. The garden benefits from a sunny, private aspect.

WE CAN HELP

William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651!



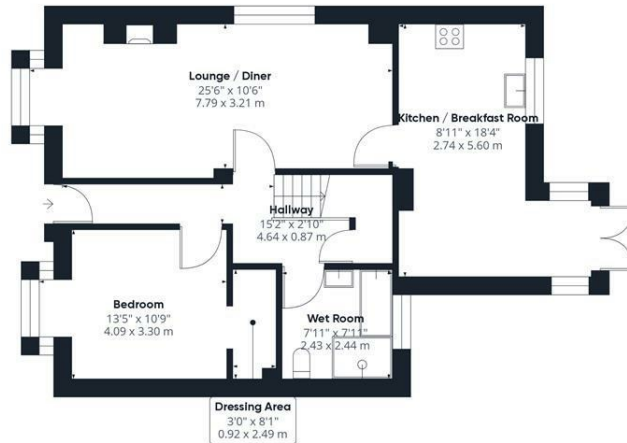


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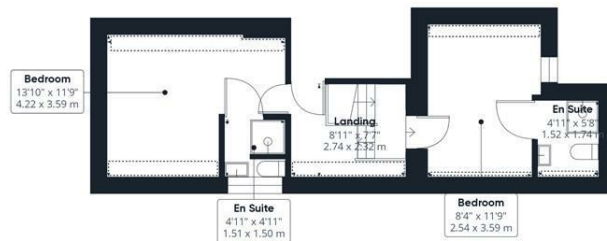
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Floor 0



Floor 1



Approximate total area[®]

1117.05 ft²
103.78 m²

Reduced headroom

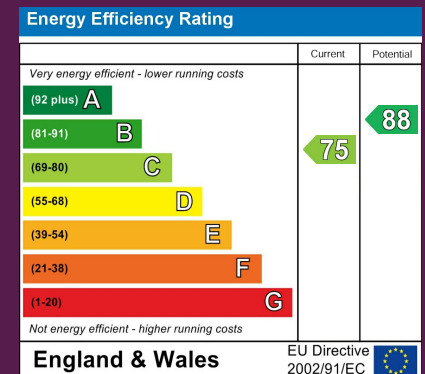
49.91 ft²
4.64 m²

Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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