



Cremel Bryn Coch Crescent

Mold, CH7 1PY

£220,000



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Property Description

Reid and Roberts Estate and Letting Agents are pleased to present this two-bedroom detached bungalow, offered to the market with no onward chain and representing an excellent opportunity for those seeking a full renovation project. The property is in significant need of refurbishment throughout and would suit investors, developers or buyers looking to restore a home from the ground up.

The bungalow offers a traditional layout with an entrance porch, central hallway, two double bedrooms, two reception rooms, a dining area, kitchen and a large bathroom. Externally, there is a driveway providing off-road parking and an enclosed rear garden. While the accommodation is generously proportioned, the interior is now dated and requires complete modernisation, including the kitchen, bathroom, flooring, décor and general repair works. Several areas of the property show clear signs of wear, and buyers should expect to undertake a full programme of improvements.

Outside, the front offers a small lawn and driveway, while the rear garden provides a good-size space with potential for landscaping. A separate outside storage/utility room is also accessible from the garden.

Situated in Upper Bryn Coch, one of Mold's most sought-after residential roads, the location is a major attraction. The property is within walking distance of Mold town centre, where you'll find a wide selection of shops, cafés, supermarkets and leisure amenities. The area is also well-regarded for its excellent schools and convenient access to transport links, making it ideal for those looking to create a bespoke home in a prime setting.

This property presents a rare chance to transform a bungalow in a highly desirable area. Viewing is strongly advised for anyone seeking a substantial renovation project with outstanding potential.

Accommodation Comprises

Entrance Porch

A small covered entrance area leading into the main hallway. The space is functional but, like the rest of the property, now requires full refurbishment.

Hallway

A central hallway providing access to all principal rooms. Although dated and in need of complete restoration, the layout offers flexibility for future storage or reconfiguration.

Lounge

A well-sized main reception room featuring a large front-facing window that allows for natural light. The room is currently in poor condition and requires a full overhaul, but its generous proportions provide an excellent foundation for a comfortable and modern living area.

Sitting / Dining Room

Located to the rear, this second reception space is also in need of substantial renovation. It offers versatility for use as a dining room or secondary living space. The layout provides scope for remodelling, including the potential to open up into the kitchen (subject to appropriate enquiries), creating a contemporary open-plan arrangement.

Kitchen

Currently fitted with very outdated units and fixtures, the kitchen requires a complete strip-out and redesign. The room offers a good footprint and benefits from direct garden access, presenting an ideal opportunity to create a modern and functional kitchen space.

Bedroom One

A generous double bedroom situated at the front of the property. The room is in a state of disrepair and will require full renovation, but its size gives buyers the flexibility to incorporate fitted storage or wardrobe.

Bedroom Two

A further double bedroom overlooking the rear garden. Also in need of full refurbishment, this room provides potential for use as a bedroom, home office, or guest accommodation.

Bathroom

A large bathroom currently fitted with extremely dated sanitaryware. The space is ready for complete modernisation and offers enough room to install a contemporary four-piece suite if desired.

Outside Utility / Store Room

Accessed from the rear garden, this detached store is in basic condition and presents an excellent opportunity to create a workshop, utility area, or secure storage subject to renovation.

Front

The property sits back from the road behind a small lawned area, with a driveway providing off-road parking. Both the frontage and driveway require attention but offer strong potential once improved.

Tel: 01352 700070

Rear Garden

A substantial, enclosed rear garden that is currently overgrown and in need of clearance. With investment and landscaping, this space could be transformed into an attractive private garden. The size of the plot provides scope for patio areas, lawned sections, or further enhancement to suit the buyer's requirements.

EPC Rating - D

Council Tax - E

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and

Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

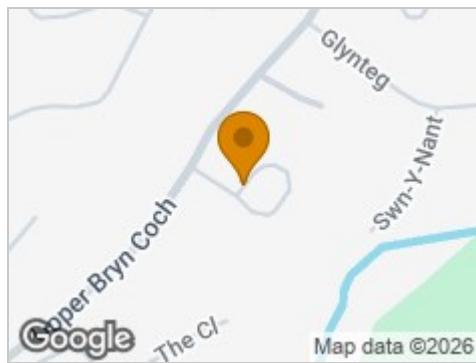
PLEASE NOTE WE OFFER ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.



Road Map



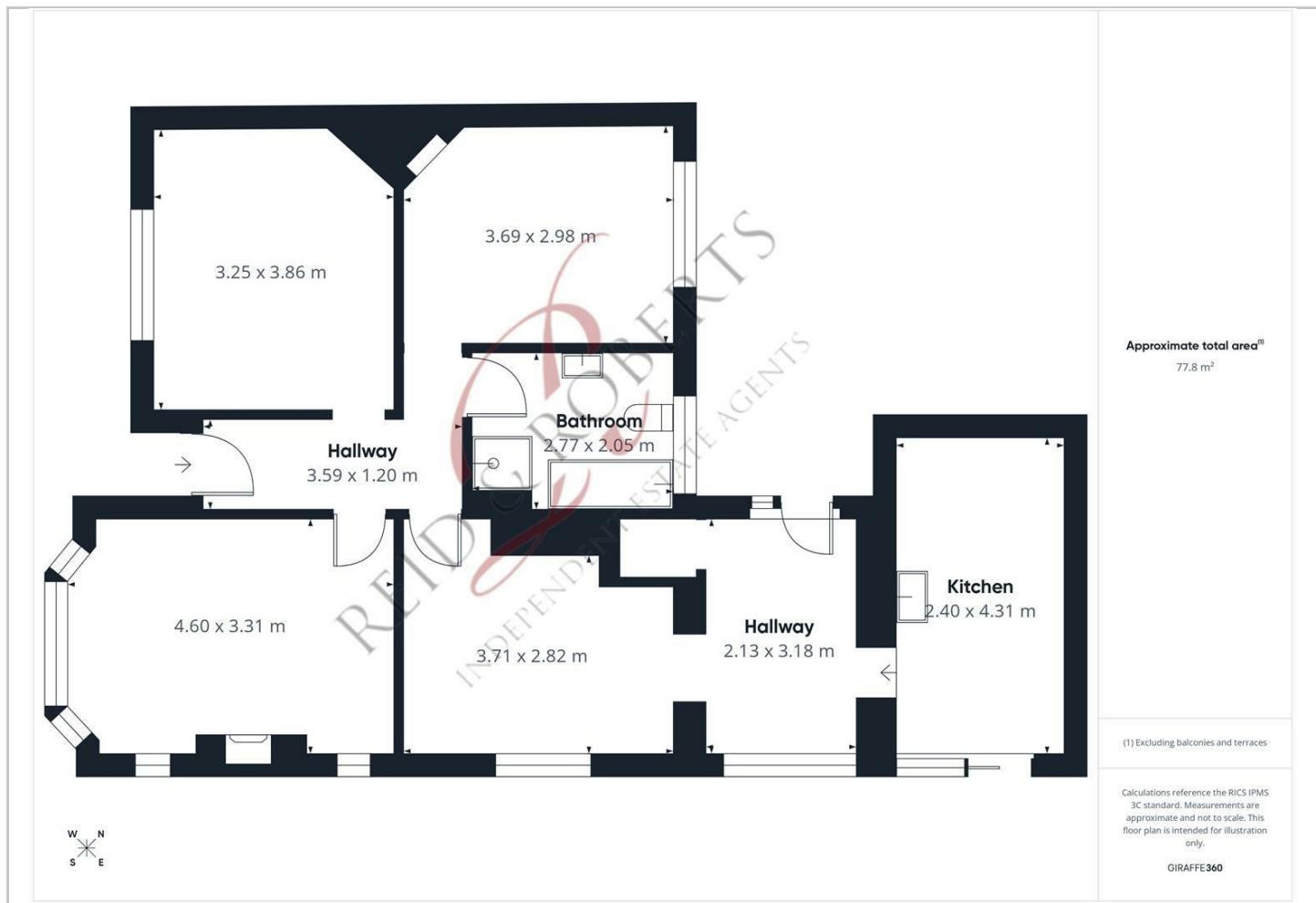
Hybrid Map



Terrain Map



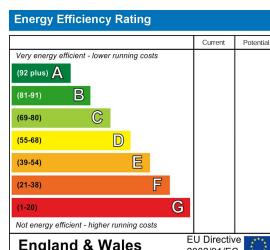
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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