



8

Mold | CH7 6NL

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# 8

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An immaculately presented 3 bedroom, 2 bathroom property situated within a popular residential location in the village of Bryn Y Baal near Mold. This superb family home has been extended to the rear to produce a wonderful extra reception room to sit and enjoy the attractive rear garden, a beautifully appointed kitchen, en-suite, single garage and off road parking, all of which can only truly be appreciated when viewing the property. The village of Bryn Y Baal sits approximately 2 miles from the market town of Mold and has numerous local amenities close to hand in the village and neighbouring village of Mynydd Isa. In brief the property comprises of; entrance hall, downstairs w.c, lounge, kitchen, utility room and garden room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 3 bedroom, 2 bathroom family home
- Extended to the rear to produce a superb extra living space
- Beautifully appointed kitchen
- En-suite
- Attractive, well maintained rear garden
- Integrated single garage
- Off road parking
- Popular village location
- 2 Miles from the market town of Mold
- MUST BE VIEWED TO BE APPRECIATED



**Entrance Hallway**

5'0" x 2'9" (1.54m x 0.86m)

With a double glazed window to the side with frosted glass, wood effect flooring, door into lounge and w.c.

**Lounge**

15'3" x 12'9" (4.66m x 3.90m)

Beautifully presented with a double glazed window to the front, central fireplace with inset living flame gas fire, marble surround and hearth and mantel, wood effect flooring, stairs off to the first floor, built in shelving and units under the stairs.

**Kitchen**

15'10" x 9'8" (4.85m x 2.95m)

Superbly appointed with a comprehensive range of attractive and modern wall, drawer and base units with complimentary lighting, Quartz work surfaces incorporating a breakfast bar, built in 'Neff' electric oven with fold away door, built in microwave, integrated fridge/freezer, 'Smeg' dishwasher, stainless steel sink, 4 ring induction hob with stainless steel splash back and extractor fan over, double glazed window to the rear, sliding doors into the garden room.

**Garden Room**

12'9" x 9'3" (3.89m x 2.84m)

A superb extra living space with pitched roof and two large sky lights, double glazed windows and door off to the attractive rear garden, tiled flooring.

**Utility Room**

7'6" x 7'3" (2.29m x 2.21m)

A good size utility room with wall and base units, stainless steel sink and drainer, wall mounted gas combination boiler, plumbing for a washing machine, space for a dryer, double glazed window, door to the rear garden, wood effect flooring, door into the integral garage.

**First Floor Landing**

With carpeted flooring, double glazed window to the side, door to a useful storage cupboard with shelving.

**Bedroom 1**

12'2" max x 9'10" max (3.73m max x 3.02m max)

Well presented with a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

**En-Suite**

7'9" x 2'11" (2.38m x 0.89m)

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls, mosaic tile effect flooring, double glazed window.

**Bedroom 2**

8'10" x 10'3" (2.71m x 3.14m)

Again well presented with a double glazed window to the rear, carpeted flooring, access to the loft space.

**Bedroom 3**

8'9" x 5'10" (2.68m x 1.78m)

With a double glazed window to the front, carpeted flooring.

**Bathroom**

6'10" x 5'6" (2.09m x 1.70m)

Well appointed with a low level w.c with concealed cistern, wash hand basin with vanity unit under, large walk in shower, fully tiled walls, mosaic tile effect flooring, double glazed window.

**Rear Garden**

A beautifully maintained and well established garden with a paved patio leading on to a shaped lawn with attractive planted borders offering an array of plants, shrubs and fauna. There is a paved area to the side and gated access to the front of the house.









### Front

To the front is another beautifully maintained garden with central slated area and well established planed borders. To the side is a tarmac driveway leading to a single garage.

### Single Garage

12'9" x 9'3" (3.89m x 2.84m)

The garage is integrated so accessed off the utility room and has full mains electricity and fitted units and work surface, access to the loft space which is insulated and boarded.

### Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

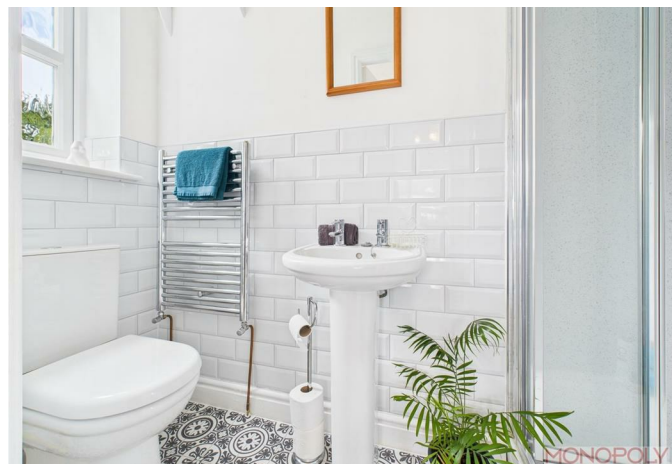
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### Key Property Facts.

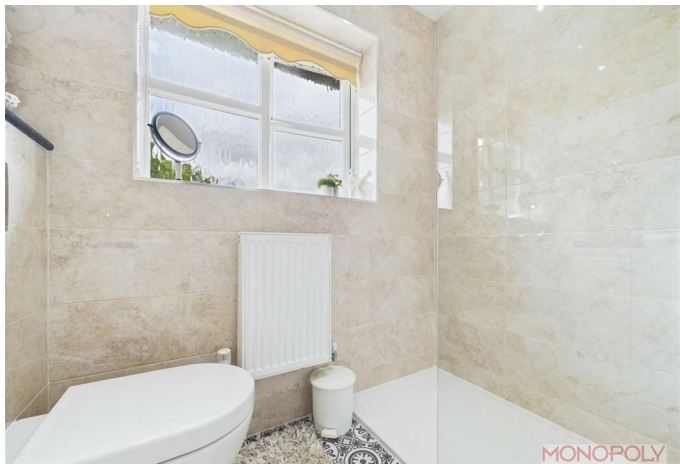
The key material information can be seen via the web links from which ever property portal the property is viewed.













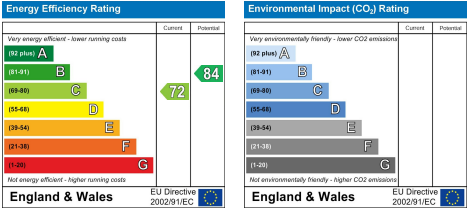


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