



GROSS INTERNAL AREA  
FLOOR 1: 1335 sq.ft, FLOOR 2: 849 sq.ft  
EXCLUDED AREAS: GARAGE: 218 sq.ft  
TOTAL: 2184 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**The Oaks, Bryn Road**  
Alltami, Mold, Flintshire  
CH7 6SB

**Price**  
**£495,000**

AN EXCEPTIONAL THREE/FOUR BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN WITH VERSATILE FAMILY ACCOMMODATION, CONSERVATORY AND SUBSTANTIAL ATTACHED GARAGE. Located in this desirable semi rural location midway between Alltami and Buckley, some 3 miles from Mold and with easy access to the main road network. Standing in private landscaped gardens, not overlooked, with ample parking and a large attached garage/workshop. Dating from the mid 1990s, this appealing home affords spacious and immaculately presented accommodation in brief providing; impressive reception hall, a superb living room with feature fireplace and access leading through to the adjoining conservatory, dining room, study, snug/optional fourth bedroom, a large kitchen / breakfast room, utility room and cloakroom/WC. First floor landing, spacious principal bedroom with range of fitted wardrobes and furniture, large family bathroom with five piece suite, two further bedrooms and shower room. Oil fired central heating system and double glazing. Wide brick paved driveway for several cars, garage with workshop and electric door, and private south facing rear garden. INSPECTION HIGHLY RECOMMENDED.



## LOCATION



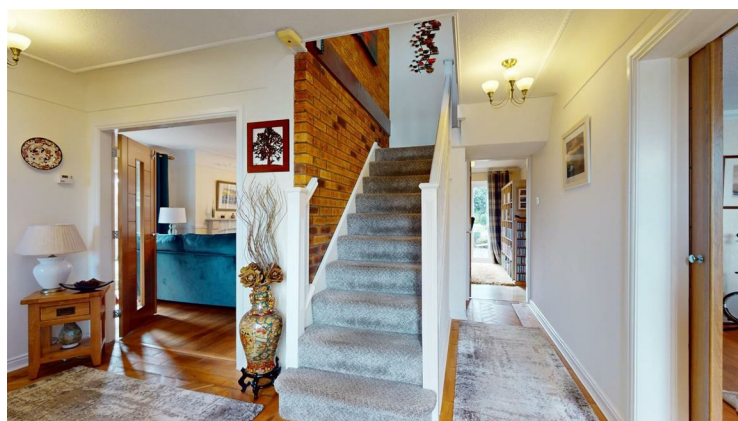
Located in a semi-rural position amidst individual homes on the outskirts of Mold, near to The Common with its numerous walks and within a short drive of the A494 trunk road enabling ease of access throughout the region, to Chester (10 miles) and the motorway network beyond. Mold town centre with its twice weekly market provides a good range of shopping for daily needs as well as several popular cafes and restaurants. Popular schools for all ages are available in the neighbouring area.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Recessed front entrance with dark wood effect UPVC double glazed panelled door with matching side screens to reception hall.

### RECEPTION HALL



A spacious reception hall with a white spindled staircase to

the first floor with storage cupboard beneath, oak herringbone woodblock floor, deep coved ceiling, radiator, built in cloaks cupboard with hanging rail and shelf; and telephone point. Oak contemporary style interior doors lead to all rooms.

### CLOAKROOM/WC

Comprising wall hung WC with concealed cistern and wash hand basin. Attractive marble style part tiled walls with matching floor, chrome towel radiator and double glazed window with frosted glass.

### LIVING ROOM

3.99m x 5.84m (13'1" x 19'2")



A spacious and well lit room approached via part glazed twin doors from the reception hall and with double glazed French doors leading to the side gable leading and two pairs of French doors to the rear elevation leading to the adjoining conservatory. Reconstituted marble style fireplace and hearth with coal effect gas fire, oak flooring, deep coved ceiling, TV aerial point and two panelled radiators.



garden enjoys a southerly aspect and is not directly overlooked and also includes a secluded gravelled seating area in between the house and garage. Outside light and 2 tap and power point.



## DIRECTIONS

From the Agent's Mold Office proceed up the High Street to the traffic lights turning right onto King Street and at the roundabout take the second exit signposted for Queensferry. Continue out of Mold through New Brighton and at the roundabout take the first exit signposted for Queensferry. Proceed to the traffic lights in Alltami and turn right towards Buckley and follow the road for approximately 0.5 mile turning right onto Bryn Road whereupon the property will be seen set back on the left hand side.

## AGENTS NOTES

Shared private drainage system.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band F

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW



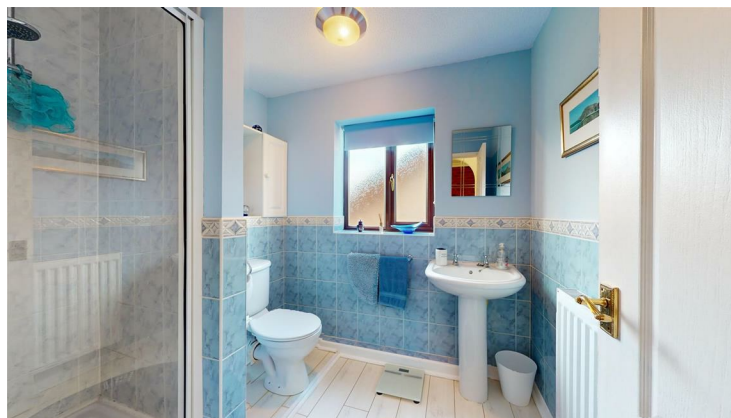


**BEDROOM THREE**  
2.97m x 2.84m (9'9" x 9'4")



Double glazed window to the front, laminate wood effect flooring and radiator.

**SHOWER ROOM**  
1.93m x 2.29m (6'4" x 7'6")



Comprising tiled shower enclosure with glazed screen and electric shower, pedestal wash basin and low flush WC. Wall cupboard, part tiled walls, laminate wood effect flooring, radiator and double glazed window with frosted glass.

**OUTSIDE**



The property is approached over a wide brick columned entrance leading to an extensive brick paved driveway which extends across the full width of the property providing ample off road parking as well as access to the attached double garage. Brick walling and railings extend to the frontage, outside lights, oil tank, raised borders, outside tap and power points. Gated access to the right hand gable leads through to the rear garden.

**DOUBLE GARAGE / WORKSHOP**

A substantial garage with electric up and over door and workshop area with double glazed window and twin doors to the garden. Power and light and Worcester oil fired boiler.

**REAR GARDEN**



To the rear is a pleasant private garden which has been attractively landscaped with natural stone patio areas, two shaped lawn areas and well stocked shrubbery borders. The

**CONSERVATORY**  
4.50m x 3.78m (14'9" x 12'5")



A spacious room built on a brick base with UPVC double glazed windows and French doors to the garden. Pitched polycarbonate roof covering, laminate tile effect flooring, power points and two radiators.

**DINING ROOM**  
2.92m x 5.51m (9'7" x 18'1")



Approached via sliding part glazed doors from the reception hall with a low level double glazed window to the front aspect. Coved ceiling, oak flooring, electric panelled heater and internal door to snug/optional 4th bedroom.

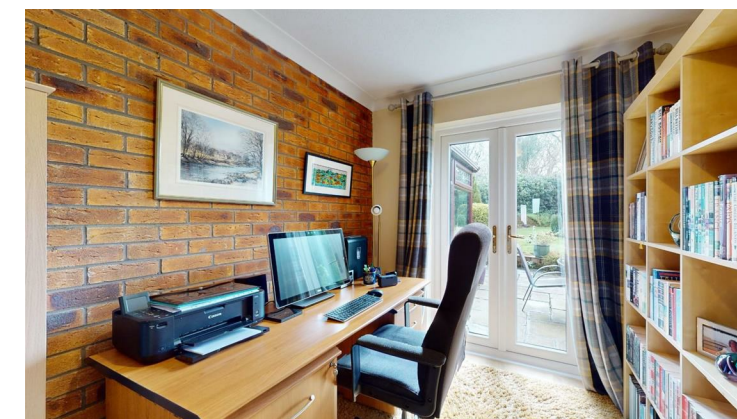


**SNUG / 4TH BEDROOM**  
2.54m x 3.45m (8'4" x 11'4")



Full length double glazed windows overlooking the rear garden, further window to the side, wood effect flooring and radiator.

**STUDY**  
2.36m x 3.45m (7'9" x 11'4")



French doors providing access to the rear garden, feature brick wall, continuation of the wood effect flooring and



telephone point.

### KITCHEN BREAKFAST ROOM

6.07m x 3.23m (19'11" x 10'7")



A spacious open plan room with dividing archway, two double glazed windows to the front with open aspect and feature circular stained/leaded window. Tiled floor throughout and range of light cream solid wood fronted base and wall units with contrasting work surfaces with matching upstands and inset sink unit with preparation bowl and mixer tap. Glazed display cabinet, tiled splashback and range of integrated appliances comprising stainless steel five gas burner hob with stainless steel cooker hood, electric double oven and dishwasher. TV aerial point and radiator.



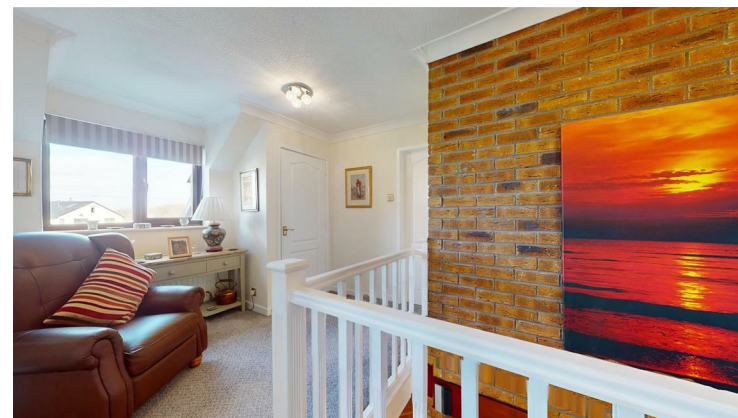
### UTILITY

3.10m x 2.36m (10'2" x 7'9")



Base and wall cupboards with fitted worktop, inset sink unit with mixer tap, plumbing for washing machine and space for fridge and freezer. Tiled floor, full length double glazed exterior door to the driveway, radiator, loft access and internal door to the garage.

### FIRST FLOOR LANDING



Spacious landing with double glazed window to the front, radiator, airing cupboard with pre lagged hot water cylinder tank and slatted shelving. White panelled interior doors lead to all rooms. Loft access.

### BEDROOM ONE

3.94m x 5.97m (12'11" x 19'7")



A spacious principal bedroom with full length double glazed window to the side gable and double glazed dormer window to the rear. Extensive range of fitted cabinets and drawers with matching dressing table and walk in wardrobes. Coved ceiling, radiator with cover, electric panelled heater and internal door to bathroom.



### BATHROOM

2.74m x 3.53m (9' x 11'7")



A large well appointed bathroom with five piece suite comprising corner panelled bath, corner shower cubicle, twin semi pedestal wash basins and low flush WC with concealed cistern. Attractive part tiled walls with matching floor, two chrome towel radiators, recessed ceiling lighting, fitted mirror, wall cupboard and double glazed window with frosted glass.

### BEDROOM TWO

3.61m x 3.45m (11'10" x 11'4")



A dual aspect room with double glazed windows to the side and rear elevations overlooking the garden, fitted mirror fronted wardrobe unit, laminate wood effect flooring and radiator.