

18 Llys Y Graig, Bryn-Y-Baal, Mold, Flintshire, CH7 6SG

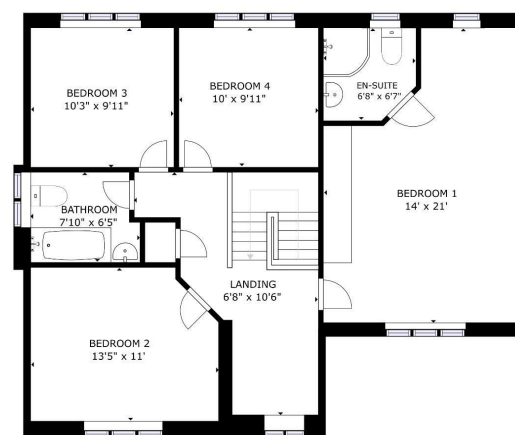
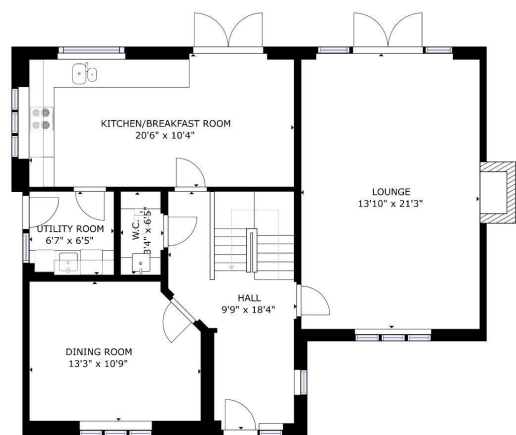
**Cavendish**  
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
78	84

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  
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**18 Llys Y Graig**  
Bryn-Y-Baal, Mold, Flintshire  
CH7 6SG

**Offers Around**  
**£460,000**

A LARGE WELL PRESENTED 4 BEDROOM DETACHED HOUSE WITH DETACHED DOUBLE GARAGE AND LARGE SOUTH EAST FACING GARDENS TO REAR, STANDING AT THE HEAD OF THIS HIGHLY REGARDED CUL-DE-SAC ON THE PERIPHERY OF THE VILLAGE WITHIN EASY REACH OF HAWARDEN, AND WALKING DISTANCE TO BOTH PRIMARY AND HIGH SCHOOLS AND THE A55 EXPRESSWAY.

This attractive house is designed to a spacious plan with canopy entrance, a central hall with cloaks & w.c; a large through lounge with french windows opening to the delightful gardens, dining room and a large fitted kitchen/breakfast room with french doors to garden. utility room. First floor landing with study area, bedroom 1 with a range of fitted wardrobes and furnishings and en-suite. 3 further bedrooms and bathroom.

Private drive with ample parking area and detached double garage. Landscaped gardens with south east facing lawns to rear and views across Flintshire towards The Wirral.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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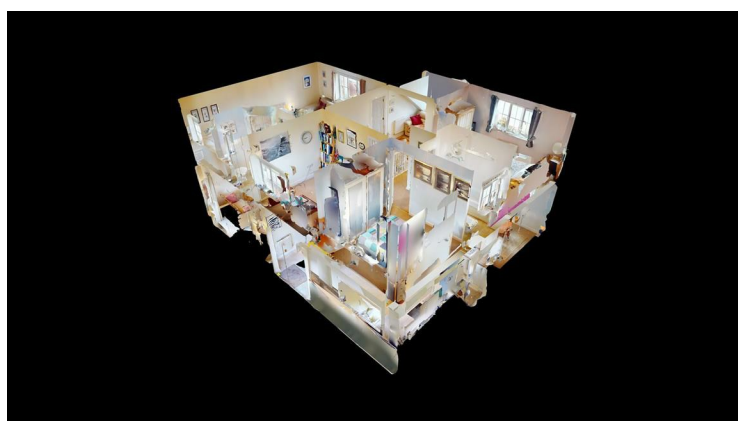


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#### LOCATION

Bryn y Baal is a noted residential area located on the periphery of Mynydd Isa some 2.5 miles from Mold and within 1 mile of the A494(T) Road via Alltami, enabling ease of access for those wishing to commute throughout the region.

#### 3D VIRTUAL TOUR



Available to view on-line.

#### THE ACCOMMODATION COMPRISES

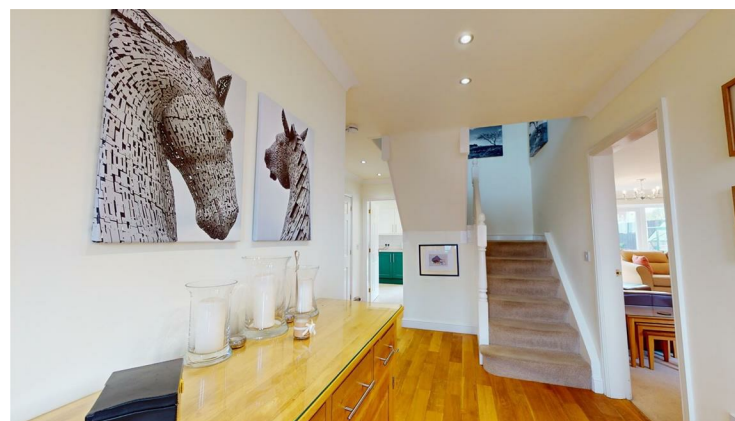
##### FRONT ENTRANCE

Deep canopy entrance with outside light point, composite and double glazed front door leading into a large reception hall.

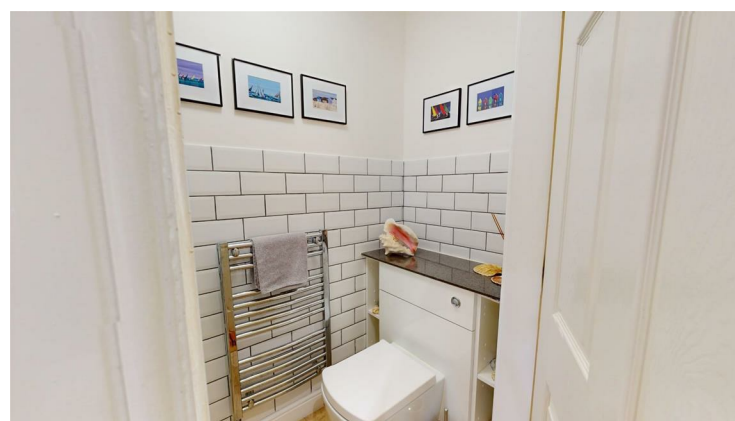
##### RECEPTION HALL



Turned staircase rising off, double glazed Georgian style window to side, polished oak flooring, coved ceiling panelled radiator.



##### CLOAKROOM



Refurbished with a white suite comprising fitted cabinet with granite worktop and low level WC, further cabinet incorporating wash basin and granite surround with shelving and cupboard, attractive part tiled walls, extractor fan, Karndean floor, chrome towel radiator.

##### LOUNGE

6.48m x 4.22m (21'3" x 13'10")



A spacious through room which is well lit with wide double



#### DIRECTIONS

From the Agent's Mold Office proceed up the High street and turn right at the traffic lights onto King Street. At the roundabout take the second exit, proceed straight on at the next set of traffic lights and follow the road up the hill into New Brighton. At the traffic lights turn right signposted for Bryn Y Baal, proceeding over the bypass and take the first left hand turn thereafter onto Bryn Road, take the immediate left into Rockcliffe and follow the road around to the right and into Llys Y Graig whereupon the house will be found at the head of the cul-de-sac on the right.

#### TENURE

Understood to be Freehold.

#### COUNCIL TAX

Flintshire County Council - Tax Band G

#### 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 Ruthin office 01824 703030.

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

HE/PMW

### BATHROOM

2.39m x 1.96m (7'10" x 6'5")



White suite comprising panelled bath with high output thermostatic shower over, pedestal wash basin and low level WC, part tiled walls, Karndean floor, extractor fan, double glazed window, chrome towel radiator.

### OUTSIDE

The property stands at the head of the small and established cul de sac on the periphery of Bryn y Baal. It is approached over a wide tarmac driveway providing ample space for parking and access to the detached double garage. There is a wide and quite secluded lawned garden to one side together with a golden gravelled area with flower borders.

### DETACHED DOUBLE GARAGE

A purpose built garage to match the house with two metal up and over doors in and electric light and power installed. Access to either side leading to the rear.

### REAR GARDEN



The rear garden is a particular feature of the house as it has benefited from extensive landscaping to provide an attractive and quite secluded garden being bounded by screen fencing in the main. There is a wide patio adjoining the French windows to both the lounge and the breakfast room with a modern aluminium framed and powder coated greenhouse with toughened glass. There is a large central lawn with established and well stocked flower borders.



glazed window to the front elevation and double glazed French doors opening to the south facing and secluded rear garden. Composite stone Adams style fireplace with matching hearth and a coal effect Living Flame fire, TV point, coved ceiling, two panelled radiators.



### DINING ROOM

4.04m x 3.28m (13'3" x 10'9")



Wide double glazed window to front, coved ceiling, panelled radiator.



### KITCHEN/FAMILY BREAKFAST ROOM

6.22m x 3.15m (20'5" x 10'4")



A very spacious room to the rear of the house which enjoys a pleasing aspect over the garden with double glazed French doors opening out to a wide patio and a further double glazed window. The kitchen has recently been fitted with a modern range of base and wall mounted cupboards and drawers with contrasting forest green and off white panelled door and drawer fronts and woodgrain effect working surfaces. It includes a white glazed porcelain sink with mixer tap and drainer, an inset four ring induction hob with extractor hood and light above, pyrolytic oven plus integrated microwave combination oven, dishwasher. Pan drawers, attractive tiled splashbacks, Karndean flooring, two panelled radiators. Integrated fridge and freezer.



**FIRST FLOOR LANDING**  
6.40m x 4.27m (21' x 14')



A spacious area with space for a settee with double glazed window to front and fitted linen cupboard with shelving. Panelled radiator.

**BEDROOM ONE**  
4.27m x 6.40m (14' x 21')



Double glazed window to front and rear. Fitted wardrobes to one wall comprising three double door units with pelmet lighting above and providing a combination of hanging rails and shelving, matching dressing table and chest of drawers with open display shelving, panelled radiator.



**UTILITY ROOM/SIDE PORCH**  
2.01m x 1.96m (6'7" x 6'5")



Fitted base and wall cupboards with woodgrain effect working surface to include white glazed sink with drainer, plumbing and void for washing machine, modern Worcester gas fired combination boiler providing heating and hot water, matching floor into kitchen, double glazed door with window to side.



**EN SUITE SHOWER ROOM**  
2.03m x 2.01m (6'8" x 6'7")



Large corner cubicle with glazed screen and high output shower, pedestal wash basin and WC, part tiled walls, extractor fan, Karndean flooring, large chrome towel radiator.

**BEDROOM TWO**  
4.09m x 3.35m (13'5" x 11')



Wide double glazed window to front with far reaching views across Flintshire towards the Dee Estuary, panelled radiator.

**BEDROOM THREE**  
3.12m x 3.02m (10'3" x 9'11")



Double glazed window with aspect over the rear garden, panelled radiator.

**BEDROOM FOUR**  
3.05m x 3.02m (10' x 9'11")



Double glazed window with aspect over the rear garden, panelled radiator.