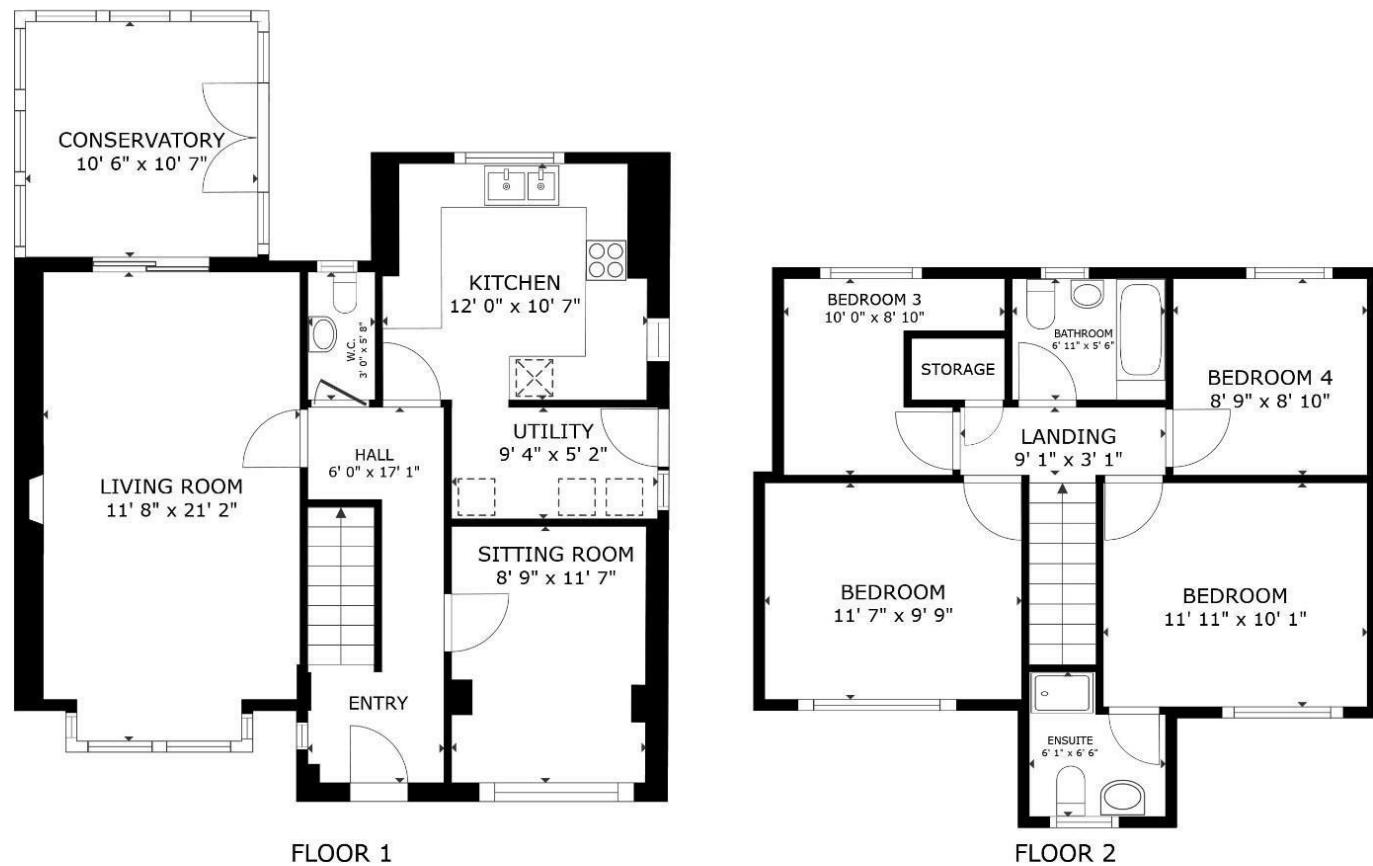
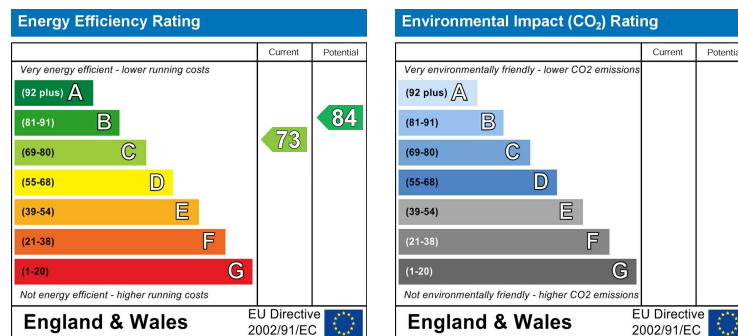


7 Canol Y Bryn, Bryn-Y-Baal, Mold, Flintshire, CH7 6WT



GROSS INTERNAL AREA
FLOOR 1 774 sq.ft. FLOOR 2 544 sq.ft.
TOTAL : 1,318 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



7 Canol Y Bryn
Bryn-Y-Baal, Mold, Flintshire
CH7 6WT

Price
£290,000

A WELL PROPORTIONED FOUR BEDROOM FAMILY HOUSE with two reception rooms, conservatory and garage. Standing in low maintenance gardens within this small established cul de sac within walking distance of local schools for all ages and with excellent access to the A494/A55 road network. This attractive detached property affords ideal family size accommodation with a spacious living area, gas fired central heating with updated boiler and replacement dark wood effect UPVC double glazing. In brief comprising reception hall, spacious living room with feature fireplace, conservatory, sitting room, kitchen with a comprehensive range of units with breakfast bar and integrated appliances, large utility room and ground floor cloakroom/WC. To the first floor there are four good size bedrooms including three doubles, and a modern family bathroom. Brick paved driveway for up to three cars, detached single garage and secluded courtyard garden to the rear with paved areas and well stocked shrubbery borders.

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

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Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk

LOCATION



The property forms part of this popular residential development on the periphery of Bryn y Baal near to local schools for all ages and within a short drive of Mold, which provides a comprehensive range of shopping facilities catering for most daily needs, major banks, post office and public library. The town also has a popular twice weekly street market, several popular eating establishments and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Modern wood grain effect UPVC double glazed panelled door to reception hall.

RECEPTION HALL

3.43m x 1.78m (11'3" x 5'10")



Double glazed leaded effect window, oak veneered flooring,

spindled staircase to the first floor, radiator and white panelled interior doors leading to all rooms.

CLOAKROOM/WC

Comprising low flush WC and wash hand basin. Half tiled walls with matching floor, chrome towel radiator and double glazed window.

LIVING ROOM

6.27m into bay x 3.61m (20'7" into bay x 11'10")



A spacious room with a wide double glazed square bay leaded effect window to the front, feature light oak style fireplace with marble insert and hearth and coal effect gas fire, continuation of the oak veneered flooring, TV aerial point, two modern radiators and UPVC double glazed patio door leading through to the conservatory.



MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

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

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

DW/PMW

Amended 03.10.24 NAD

FRONT GARDEN



Neat and well maintained front garden with established trees and bushes and outside light.

GARAGE

5.16m x 2.62m (16'11" x 8'7")

Brick built single garage with up and over door, power and light installed.

REAR GARDEN



To the rear is a very private courtyard style garden with attractive paved areas, raised brick retaining walls with flower beds and a selection of mature shrubs and bushes. Security light and tap.



DIRECTIONS

From the Agent's Mold Office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit and follow the road out of the town. Continue straight on at the traffic lights and up the short dual carriageway into New Brighton village. At the traffic lights to the centre of New Brighton turn right for Bryn y Baal/Mynydd Isa, following the road over the by-pass and take the next left handed turning thereafter onto Bryn Road. Follow the road over the brow of the hill and then take the second left turning into Cano y Bryn whereupon the property will be found on the head of the cu de sac.

COUNCIL TAX

Flintshire County Council - Tax Band F

TENURE

Freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



CONSERVATORY

2.97m x 2.84m (9'9" x 9'4")



Built on a brick base with UPVC double glazed windows and matching French doors to the garden, pitched polycarbonate type roof covering, power points and tiled floor.



SITTING ROOM

3.58m x 2.74m (11'9" x 9')



Double glazed leaded effect window to the front, TV aerial point and double panelled radiator.

KITCHEN

3.18m x 3.61m max (10'5" x 11'10" max)



Fitted with a comprehensive range of light wood effect fronted base and wall units with long stainless steel handles and contrasting worktops incorporating a breakfast bar for three people. Inset sink unit with preparation bowl and mixer tap, tiled splashback, integrated appliances comprising stainless steel four gas burner hob with cooker hood, electric double oven and dishwasher. Tiled floor, two plinth fan heaters, two double glazed windows and built in cupboard housing a Vaillant gas fired central heating boiler. Opening to utility.



UTILITY

2.77m x 1.52m (9'1" x 5')



Matching cupboards and worktops to the kitchen, tiled splashback, plumbing for washing machine, space for tumble dryer and a large fridge/freezer. Tiled floor, radiator and UPVC double glazed exterior door and window.

FIRST FLOOR LANDING

Loft access and white panelled interior doors to all rooms.

BEDROOM ONE

3.66m x 3.18m (12' x 10'5")



Double glazed leaded effect window to the front, space for wall mounted TV and radiator.



EN SUITE

2.01m x 1.78m overall (6'7" x 5'10" overall)



Comprising tiled shower enclosure with glazed screen and electric shower, pedestal wash basin and low flush WC. Part

tilled walls, tiled floor, chrome towel radiator, shaver point, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

3.66m x 3.18m (12' x 10'5")



A double size room with double glazed leaded effect window to the front with open aspect and radiator.

BEDROOM THREE

2.69m x 2.64m plus recess (8'10" x 8'8" plus recess)



Double glazed window to the rear with shutters, connection for wall mounted TV and radiator.

BEDROOM FOUR

2.67m x 2.67m (8'9" x 8'9")



Double glazed window to the rear with shutters and radiator.

FAMILY BATHROOM

2.06m x 1.65m (6'9" x 5'5")



Fitted with a white three piece suite comprising panelled bath with electric shower and screen, pedestal wash basin and low flush WC. Part tiled walls, tiled floor, chrome towel radiator, extractor fan and double glazed window with frosted glass.

OUTSIDE

The property is located to the head of this established cul de sac and is approached over a block paved drive which extends to the side of the property providing parking for up to three cars as well as access to the garage. There is gated access from the drive into the rear garden.