

30 Bryn Clwyd, Mynydd Isa, Mold, Flintshire, CH7 6XW

Cavendish
ESTATE AGENTS

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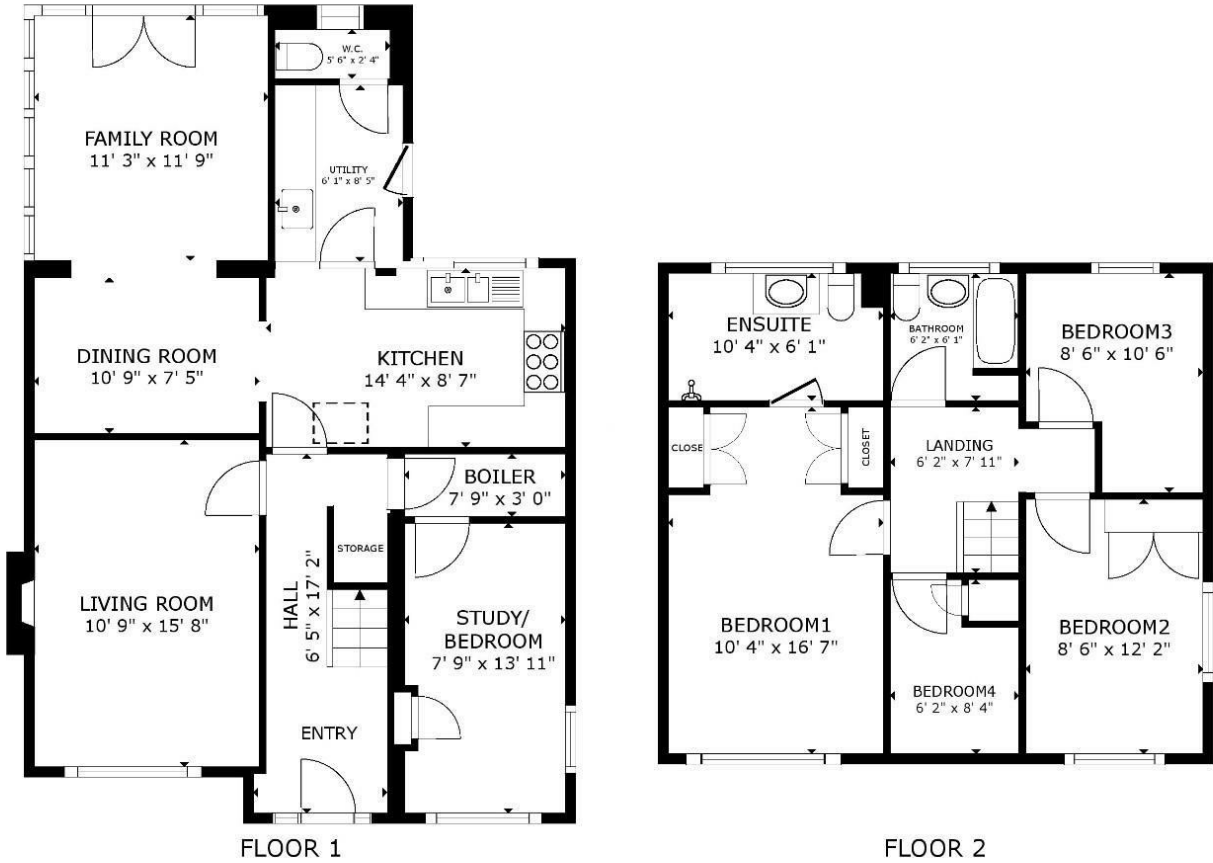
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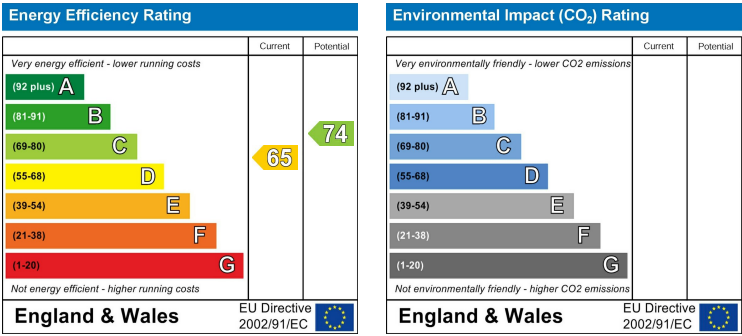
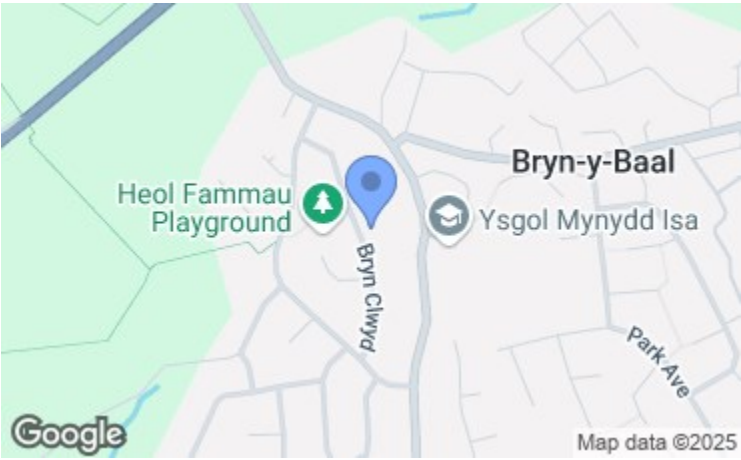
Offers Over
£350,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE WITH SUPERB FAMILY ROOM EXTENSION AND SECLUDED GARDEN. Located to the upper part of this established residential area, conveniently placed for access to village amenities, popular schools for all ages and to the main road network. This versatile property has benefited extension and conversion of the original garage to provide three receptions, as well as further updating by the present owners, to provide an ideal family home. In brief comprising reception hall, living room with polished limestone style fireplace, a well appointed kitchen, dining room, family room with access to the garden, utility room with adjoining cloakroom/WC and study/optional ground floor bedroom. First floor landing; bedroom one with fitted wardrobes and modern en suite shower room, three further bedrooms and family bathroom. Wide concrete patterned drive for four cars and private landscaped garden with patio, lawn, summer house and useful attached store to the side of the house. Gas fired central heating and double glazing. VIEWING HIGHLY RECOMMENDED.



GROSS INTERNAL AREA
FLOOR 1 849 sq.ft. FLOOR 2 590 sq.ft.
TOTAL : 1,439 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

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LOCATION

Bryn Clwyd is a popular residential area situated some three miles from Mold and is within a short drive of the A494 trunk road enabling ease of access throughout the region. The village has a small range of shops serving daily needs to include a Sainsburys mini-supermarket and newsagent as well as a regular bus service to Mold. The market town of Mold provides a more comprehensive range of shopping facilities, a twice weekly street market and leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Covered front entrance with UPVC double glazed panelled door to reception hall.

RECEPTION HALL

5.38m x 1.78m (17'8" x 5'10")



A spacious hallway with spindle staircase to the first floor with storage recess beneath, high gloss wood effect laminate flooring and radiator.

LIVING ROOM

4.78m x 3.30m (15'8" x 10'10")



An attractive room with double glazed windows to the front, feature polished limestone style fireplace with decorative arched inset, granite hearth and coal effect gas fire. TV aerial point, coved ceiling and contemporary style radiator.



KITCHEN

4.47m x 2.46m (14'8" x 8'1")



Fitted with a modern range of gloss white fronted base and

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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

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn left at the mini roundabout onto Chester Road. On the approaching the main roundabout on the outskirts of the town take the second exit signposted for Mynydd Isa / Buckley. Proceed up the hill and after approximately half a mile take the left hand turning onto Chambers Lane. Follow this road for a further third of a mile and take the left hand turn into Heol Fammau and first right into Bryn Clwyd. The property will then be found on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band E

TENURE

Understood to be 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.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be

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shower tap, pedestal wash basin and low flush WC. Built in open shelving, tiled floor, towel radiator and double glazed window with frosted glass.

OUTSIDE

To the front is a wide concrete patterned driveway extending across the full width of the plot affording off road parking for up to four cars. The driveway is bounded by high mature conifer hedging ensuring a high degree of privacy. There is gated access to the side of the property leading to the rear garden.

REAR GARDEN



To the rear is a secluded garden divided in two parts to include concrete patterned patio area to the lower part with raised stone faced shrubbery borders with a variety of mature plants, trees and fruit bushes. Outside light and tap, and useful attached store to the left hand gable of the house for garden implements and bikes, etc. Steps from patio lead to a private lawned garden with high mature hedging and a timber built/clad summer house.



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wall units with dark tone marble effect work surfaces with inset composite sink unit with preparation bowl and adjustable mixer tap; and marble style tiled splashback. Gas range style cooker included in the sale with fitted cooker hood, integrated dishwasher and space for fridge/freezer. Pine ceiling, Karndean wood effect flooring and double glazed window overlooking the garden. Opening to dining room.



DINING ROOM

3.33m x 2.31m (10'11" x 7'7")



Continuation of the Karndean wood effect flooring, contemporary style radiator, recessed ceiling lighting and wide archway leading through to family room.

FAMILY ROOM

3.35m x 3.35m (11' x 11')



An attractive room with double glazed pitched roof, high level double glazed windows and matching French doors to the rear providing access to the patio and garden. Continuation of the Karndean wood effect floor covering, TV aerial point and radiator.



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UTILITY ROOM

2.54m x 1.55m (8'4" x 5'1")



Matching worktops and base cupboards to the kitchen with marble effect tiled splashback, inset stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. Karndean wood effect flooring, double glazed roof and full length double glazed exterior door to the garden.

CLOAKROOM/WC

Comprising low flush WC with radiator, small high level double glazed window with frosted glass and double glazed roof.

INNER HALLWAY

Wall mounted Baxi gas fired central heating boiler.

STUDY/OPTIONAL BEDROOM

4.24m x 2.31m (13'11" x 7'7")



Double glazed window to the front, full length window to the side gable, double panelled radiator and built in cupboard housing the electricity meter.

FIRST FLOOR LANDING



Loft access and white panelled interior doors to all rooms.

BEDROOM ONE

5.23m x 3.12m overall (17'2" x 10'3" overall)



A spacious principal bedroom with dressing area and double glazed window to the front with views over the surrounding properties across to the Clwydian Hills and Moel Famau in the far distance. Radiator and two built in double wardrobes with locker type cupboards above. Internal door to en suite.



EN SUITE

3.05m x 1.78m (10' x 5'10")



A generous size en suite shower room with attractive dark tone marble style part tiled walls incorporating a large shower enclosure extending the full width of the room with glazed screen and mains shower valve with twin headset. Vanity wash basin with wide drawers beneath and low flush WC. Washed wood effect tiled floor with matching skirtings, and double glazed window with frosted glass.

BEDROOM TWO

4.62m x 2.39m (15'2" x 7'10")



A dual aspect room with views across to the surrounding hillside, fitted pine fronted wardrobe and radiator.

BEDROOM THREE

3.07m x 2.41m (10'1" x 7'11")



Double glazed window to the rear and radiator.

BEDROOM FOUR/OFFICE

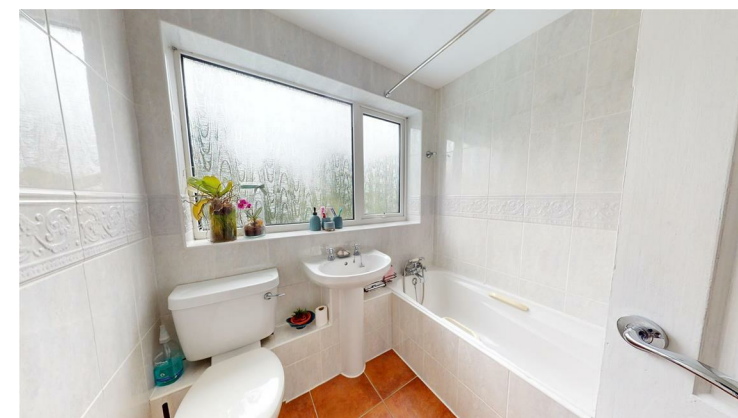
2.92m x 1.98m (9'7" x 6'6")



Double glazed window to the front and radiator.

FAMILY BATHROOM

1.98m x 1.96m (6'6" x 6'5")



A fully tiled bathroom comprising panelled bath with mixer