

**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.



# Cavendish

## ESTATE AGENTS

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



## 2 Rockcliffe

Bryn-Y-Baal, Mold,  
CH7 6SE

**NEW  
£325,000**

Offered with no onward chain, this spacious and versatile five-bedroom detached dormer bungalow is located in the highly desirable village of Bryn y Baal. Set in a peaceful yet well-connected position, the property offers generous accommodation arranged over two floors, ground-floor bedroom flexibility, attractive gardens, and far-reaching views towards Mold and Moel Famau, making it an ideal home for families or those seeking adaptable living space.

**LOCATION**

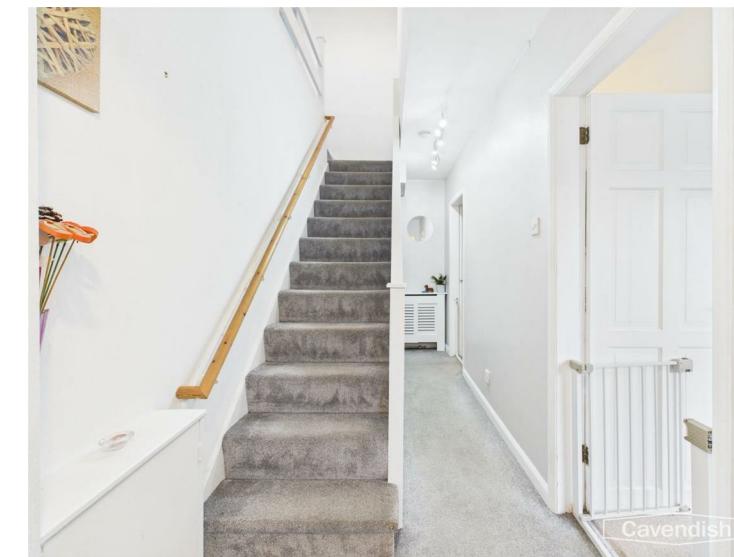
Bryn y Baal is a highly desirable residential area, offering excellent access to local amenities, schools, and transport links, including nearby road networks for Chester and the wider North Wales region. With scenic countryside close by and elevated views across the local landscape, this property combines space, flexibility, and location in equal measure.

**EXTERNAL**

To the front, the property is approached via a generous block-paved driveway providing off-road parking for up to three vehicles and access to the single garage, which is fitted with an up-and-over door and side window. The front garden is mainly laid to lawn with mature shrubs, creating an attractive and welcoming frontage.

**ENTRANCE HALL**

5.09 x 2.46 (16'8" x 8'0")



The property is entered via a Composite front door into a welcoming reception hall, featuring carpeted flooring, ceiling lighting, radiator, and stairs rising to the first floor. Doors lead to the principal ground-floor rooms.

**LIVING ROOM**

3.52 x 4.96 (11'6" x 16'3")



The living room is a warm and inviting living space, benefitting from a large double-glazed bay window to the front elevation which floods the room with natural light. A decorative open fireplace with timber surround (currently not in use) provides an attractive focal point, complemented by carpeted flooring and radiator.

Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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.

**AWARD WINNING LETTINGS SERVICE**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**VIEWINGS**

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

Our photos might have been enhanced with the help of AI.

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

**DIRECTIONS**

Cavendish Estate - Mold 1 High St, Mold CH7 1AZ-Head towards Tyddyn St 0.2 mi-At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi-At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 0.6 mi-Turn left onto Chambers Ln 0.6 mi-Turn right towards Rockcliffe 75 ft Turn left onto Rockcliffe ? Destination will be on the left 2 Rockcliffe Bryn-y-Baal, Mold CH7 6SE

## GARDEN



The rear garden is thoughtfully arranged and ideal for both entertaining and family enjoyment. Immediately behind the conservatory is a block-paved patio area, leading to a raised timber deck enclosed by fencing, perfect for outdoor dining. Beyond lies a gravelled section, followed by a generous lawn bordered by mature trees. A large metal shed, while fencing and hedging ensure privacy and a tranquil atmosphere.



## GARAGE

Single garage, which is fitted with an up-and-over door and side window.

## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

\* Council Tax Band F - Flintshire County Council.

## AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with



## KITCHEN

3.64 x 4.98 (11'11" x 16'4")



## BEDROOM 1

3.55 x 3.30 (11'7" x 10'9")



The kitchen offers a bright and functional workspace, fitted with a range of wall and base units topped with granite-effect work surfaces and incorporating a composite sink with mixer tap. Integrated appliances include a fridge freezer, range-style electric cooker with extractor above, plumbing for a washing machine, and space for a tumble dryer. Tiled flooring and splashbacks add practicality, while a discreet cupboard houses the oil-fired boiler. A glazed internal door leads through to the conservatory.

The principal bedroom enjoys a front-facing aspect and benefits from extensive fitted wardrobes and overhead storage, modern wall panelling, double-glazed window, and radiator.

## BEDROOM 4

2.72 x 2.35 (8'11" x 7'8")



Bedroom four, currently utilised as a home office, is a flexible room with a side window, parquet-style flooring, and stylish wall panelling.

## BEDROOM 5

2.99 x 3.31 (9'9" x 10'10")



Bedroom five, overlooking the rear garden, can serve as an additional bedroom, playroom, or secondary reception room, offering excellent adaptability.

## FAMILY BATHROOM

2.08 x 2.08 (6'9" x 6'9")



Bedroom five, overlooking the rear garden, can serve as an additional bedroom, playroom, or secondary reception room, offering excellent adaptability.

## CONSERVATORY

2.10 x 5.10 (6'10" x 16'8")



The conservatory is a superb additional living space, constructed on a dwarf brick wall with double-glazed units to the side and rear elevations. The polycarbonate roof enhances light and comfort, while durable LVT flooring ensures ease of maintenance. Sliding doors open directly onto the rear garden, with an additional door providing side access.

## LANDING

2.27 x 1.28 (7'5" x 4'2")



Stairs rise to a bright landing, illuminated by a side window which frames far-reaching views across Mold and towards Moel Famau.

## BEDROOM 2

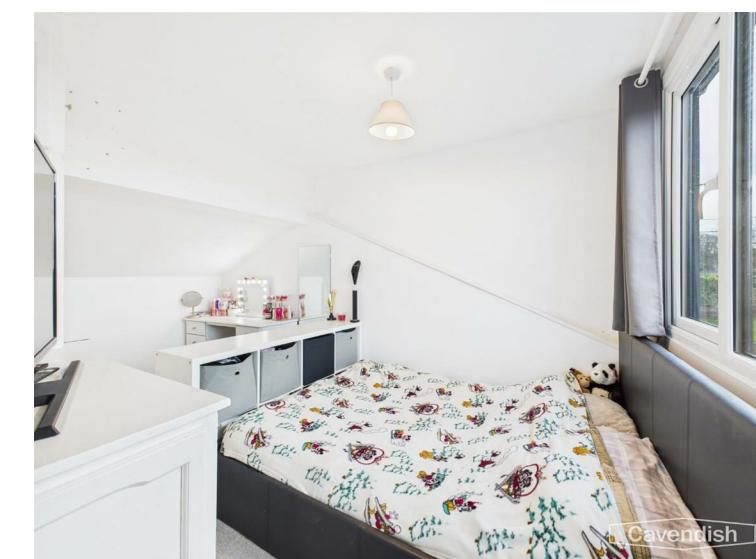
2.32 x 4.39 (7'7" x 14'4")



Bedroom two is a comfortable double bedroom with tinted double-glazed window, radiator, textured ceiling, and built-in eaves storage.



BEDROOM 3  
2.40 x 4.40 (7'10" x 14'5")



Bedroom three mirrors these features, again benefitting from elevated views, a radiator, built in wardrobes and useful storage within the eaves.