



**4 Swn Y Nant, Upper Bryncoch, Mold,  
CH7 1XL**

**£450,000**

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**EPC - C73    Council Tax Band - G    Tenure - Freehold**

# Swn Y Nant, Upper Bryncoch, Mold

## 4 Bedrooms - House - Detached

Situated in a quiet cul de sac position in this much favoured location within walking distance of the Mold Town centre is this substantial extended 4 bedroom detached family home which occupies a generous plot with established private gardens, offering versatile living accommodation to briefly comprise of an entrance hallway, cloak room, sitting room, dining room, open plan fitted family room and kitchen with integrated appliances and utility room. To the first floor there is the principal bedroom with ensuite and dressing room, three further double bedrooms and a family bathroom, as well as a converted loft room and store room. The accommodation is complimented by gas central heating and double glazing and externally there are generous established gardens, ample off road parking and a double garage.  
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### Accommodation

A pathway leads to an out-built front entrance porch with supporting columns, double glazed oak door with matching side glazed side panels which leads into the reception hall.

### Entrance Hallway

Spacious hallway providing staircase to the first floor, radiator, coved ceiling, decorative wall lights, dado rail and oak panelled doors to all rooms.

### Living Room

12'0" x 23'7" ( 3.68m x 7.21m )

Being dual aspect and flooded with natural light this spacious room offers a double glazed window to the front elevation, double glazed patio doors that step out onto a patio area, fireplace with granite insert and hearth and coal effect gas fire, two single panelled radiators, aerial point and coved ceiling.

### Dining Room

9'8" x 14'11" (2.95m x 4.55m)

Leading from the hallway and also accessed via twin glazed doors from the kitchen with double glazed window to the front elevation, coved ceiling and radiator.

### Cloakroom

With low level W.C vanity wash hand basin with cabinet beneath, partially tiled walls and matching travertine tiled floor, panelled radiator and extractor fan.

### Kitchen

16'6" x 14'11" ( 5.03m x 4.55m )

Being the heart of the home and fitted with a quality range of solid oak, base, wall and glazed display units and shelving with complimentary granite work surfaces over. Under counter Franke sink unit with mixer tap and preparation bowl, void for gas range style cooker with insert tiling. Integrated dishwasher and larder. Travertine tiled splashbacks and flooring, coved ceiling and recessed down lighting, contemporary style radiator and two double glazed roof lights.

### Family Room / Snug

9'6" x 14'2" (2.92m x 4.34m)

The perfect place to relax and look out into the garden via the double glazed French doors with the continuation of the travertine flooring from the kitchen, radiator and velux double glazed roof window. Door leading through into;

### Utility Room

5'10" x 8'5" (1.80m x 2.57m)

With oak fronted wall and base units with complimentary worktops over, inset sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. Tiled floor, radiator, timber door to the garage, and part glazed external door leading to the rear of the property.

### First Floor Landing

With dado rail, coved ceiling, built in linen cupboard with slatted shelving two panelled radiators and decorative wall lights.

### Inner Landing / Study

6'7" x 10'0" (2.03m x 3.07m)

The landing has been divided to provide a space which is currently being utilised as a study area with double glazed window overlooking the garden and radiator; a further rear landing with double glazed window to the rear elevation and spiral staircase to the third floor and radiator.

### Bedroom One

12'2" x 12'4" ( 3.73m x 3.76m )

A spacious bedroom with adjoining dressing room and en-suite bathroom. with double glazed window to the front elevation, panelled radiator and arch opening through to:



### Dressing room

7'8" x 10'2" (2.34m x 3.12m )

Leading from the bedroom and fitted with a range of fitted wardrobes to one wall with sliding mirrored door fronts, panelled radiator, recessed down lights and double glazed window to the rear elevation. Door leading to :

### En-Suite

12'7" x 6'7" (3.84m x 2.03m)

Luxurious en-suite which has been fitted with quality bathroom furniture to include a freestanding stone oval shaped bath with feature mixer tap and detachable shower head, corner glazed shower cubicle with overhead shower, vanity wash hand basin with storage cabinet beneath, wall hung W.C, partially tiled walls and raised floor. Recessed downlighting, contemporary style radiator and uPVC window with obscured glass to the rear elevation.

### Bedroom Two

10'0" x 12'2" (3.05m x 3.71m )

With uPVC glazed window to the front elevation, radiator, coved ceiling and opening to en suite.

### En-Suite

Leading from the bedroom with tiled flooring, tiled shower enclosure with electric shower over and glazed screen. Vanity wash hand basin with chrome mixer tap, W.C recessed downlighting and obscured window to the front elevation.

### Bathroom

8'7" x 5'10" (2.62m x 1.55m)

Being fully tiled and fitted with a white bathroom suite to include a W.C, panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin with chrome mixer tap, heated ladder style towel radiator, recesses downlighting and obscured glazed window to the rear elevation.

### Bedroom Three

7'10" x 11'3" (2.41m x 3.43m)

With a glazed window to the front elevation, radiator and coved ceiling.

### Bedroom Four

7'6" x 11'3" (2.31m x 3.43m)

With double glazed window to the front elevation and radiator.

### Second Floor Landing

With obscured double glazed window to the side elevation, wall light and storage area. Timber door ending through to:

### Attic Room

28'6" x 14'6" (8.69m x 4.42m)

A spacious room which could be split, which includes two double glazed roof lights, downlighting and radiator. A further internal timber door leads through to a store room, which again provides ample storage space.

### Store Room

11'10" x 14'6" ( 3.61m x 4.42m)

With downlighting, wall mounted Worcester gas boiler, storage space and glazed roof light Velux double glazed roof light.

### Double Garage

16'0" x 17'1" ( 4.90m x 5.23m)

With electric up and over doors, glazed window to the side elevation, power and light installed and internal fire door to the utility room.

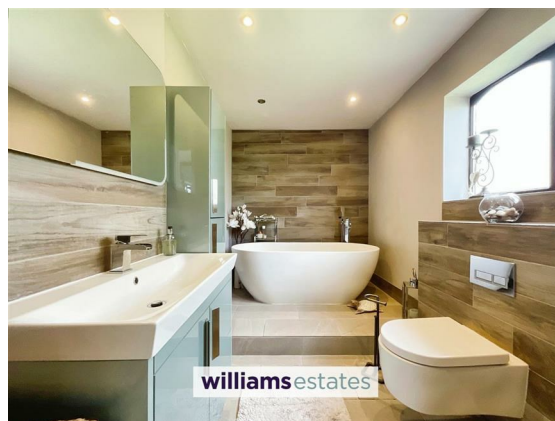
### Outside

To the front of the property is a tarmac driveway with adjacent front lawned garden with outside light and timber gated pathway which leads through to the rear garden.

To the rear of the property is a large private enclosed garden which has been mainly laid to lawn and includes mature shrubs, trees with steps leading up to a decked patio area with decked seating area with fire pit. There is also a private patio and paved a pathway which leads along the rear of the property which provides the ideal space to relax and enjoy the garden

### Directions

From our Mold Office on Chester Street proceed along New Street and onto Ruthin Road and take the third left turning into Bryn Coch Lane. Take the second right onto Upper Bryn Coch and then immediate left into Glynteg. Swn Y Nant will then be found on the right hand side and the property is located on the right.





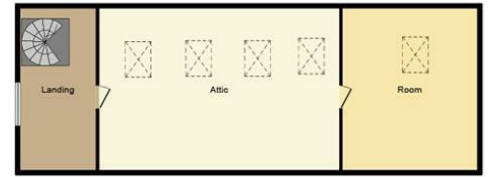
### Ground Floor

Floor area 144.8 m<sup>2</sup> (1,558 sq.ft.)



### First Floor

Floor area 124.3 m<sup>2</sup> (1,337 sq.ft.)



### Second Floor

Floor area 88.0 m<sup>2</sup> (947 sq.ft.)

**TOTAL: 357.0 m<sup>2</sup> (3,843 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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