



**14 Canol Y Bryn, Bryn-Y-Baal, Mold,
Flintshire, CH7 6WT**

£299,950



EPC - null Council Tax Band - Tenure - Freehold

Canol Y Bryn, Mold

4 Bedrooms - House - Detached

Williams Estates are pleased to introduce this well-proportioned four bedroom (with the possibility of it being a five bedroom) family home, having four reception rooms, a fantastic conservatory, garage and spacious lawned rear garden. Set within a small cul-de-sac, the house is within walking distance of local schools and offers convenient access to the A55/A494 road network. Affording generous accommodation for the whole family, it benefits from gas fired central heating and a driveway for multiple vehicles/off-road parking. The property offers the following: living room, dining room, conservatory, sitting room/bedroom, downstairs W.C., four bedrooms upstairs (one of which has an en-suite), family bathroom and garage. Viewing is highly recommended. Tenure: Freehold. EPC Rating: TBC. Council Tax Band: TBC.



Accommodation

Entrance is via a decorative panelled door leading into the

Entrance Hallway

Having lighting, power, under stairs storage, and doors off.

Living Room

19'4" x 11'9" (5.9m x 3.6m)

Having lighting, radiator, T.V. access point, electric fire, power and decorative windows overlooking the front elevation.

Dining Room / Bedroom

16'0" x 8'2" (4.9m x 2.5m)

Having lighting, power, radiator, decorative door which leads to the rear, with access to the loft hatch. There are also decorative windows overlooking the front elevation.

Downstairs W.C.

3'7" x 6'6" (1.1m x 2.0m)

Having a decorative obscure window to the front elevation, hand wash basin with stainless steel taps over, radiator and W.C.

Dining Room

9'6" x 9'10" (2.9m x 3.0m)

Having lighting, power points and radiator,

Conservatory

12'9" x 11'5" (3.9m x 3.5m)

Having two radiators, power points and door leading out to the rear garden.

Kitchen

15'8" x 10'2" (4.8m x 3.1m)

Having wall, drawer and base units with worktops over, sink with taps over, void and plumbing for washing machine, void for dryer, power points, partially tiled walls, four ring gas hob, radiator and void for freestanding fridge freezer. There is also a window overlooking the rear elevation.



First Floor Landing

With stairs going up, wooden balustrade, cupboard housing the hot water tank, and window to the side elevation, doors off.

Bedroom

10'9" x 7'2" (3.3m x 2.2m)

Having lighting, radiator, fixed wardrobes, window overlooking the rear elevation.

Bedroom

12'5" x 10'5" (3.8m x 3.2m)

Having lighting, radiator, fixed wardrobe and window overlooking the rear elevation.

Bathroom

9'10" x 4'7" (3.0m x 1.4m)

Having a bath with shower head and taps over, hand wash basin with stainless steel taps over, partially tiled walls, window to the rear elevation, extractor fan.

Bedroom (with En-Suite)

13'1" x 10'9" (4.0m x 3.3m)

Having lighting, fitted wardrobe, decorative window to the front elevation, radiator and power points.

En-Suite

11'1" x 2'11" (3.4m x 0.9m)

Having partially tiled walls, extractor fan, wall mounted shower, radiator, W.C., hand wash basin with taps over, and decorative window to the side.

Bedroom

9'10" x 7'6" (3.0m x 2.3m)

Having lighting, power points, radiator and window overlooking the front elevation.

Outside

To the front, the property has a tarmac driveway which provides space for multiple vehicles. There is a small lawned garden additionally.

To the rear, the property benefits from a large lawned garden, bound by timber fencing. There is a paved area which benefits from the sun all day long making it ideal for alfresco dining. There is also a good size garage at the rear.

Directions

From the 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 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 Canol y Bryn whereupon the property will be found at the beginning of the cul de sac.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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Call us on
01352 372111
Mold@williamsestates.com