



## 2a Bryn Awelon

Mold, CH7 1LU

Offers In The Region Of £450,000



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## Reception Hallway

Composite Entrance door leading into a spacious hallway with two double glazed windows to the side elevations, double paneled radiator, phone point, BT phone point, wood effect ceramic tiles and recessed spotlighting.

## Lounge

23'1" x 11'7" (7.05m x 3.55m)

Spacious Lounge with doubled glazed windows to the front elevation, two double paneled radiators, aerial socket and phone point. Wall mounted log effect gas fire with metallic surround and two french doors leading to the rear garden.

## Cloakroom

6'0" x 5'4" (1.83m x 1.64m)

Currently utilised as a washroom and utility area with double glazed frosted window to the rear elevation, low level flush w.c, wash hand basin set in a vanity unit, space for integrated washing machine, cupboard space with laminate worktops, splash back tiles, wood effect ceramic tiles, heated towel rail, recessed spotlighting.

## Kitchen and Dining Area

29'7" x 9'9" (9.02m x 2.99m)

This fantastic open plan family living area offers ample entertaining space. Housing a range of wall, base and drawer units and laminate worktops over, stainless steel sink with mixer tap. Integrated appliances to include dishwasher, fridge and freezer, built in eye level electric oven and five ring gas hob, cupboard housing wall mounted combi boiler, panelled radiator, recessed spotlights, aerial socket and double paneled modern vertical radiator. Wood effect ceramic tiles. Double glazed french doors leading to the rear garden.

## STAIRS FROM HALLWAY LEAD TO:

### Landing Area

Spacious landing area with seating area, double glazed windows to the front and side elevation, double paneled radiator, loft access with stairs, recessed spotlighting.

## Master Bedroom

14'4" x 11'7" (4.37m x 3.54m)

Double glazed window to the rear elevation, double paneled radiator, ceiling light point, built in wardrobes, French doors to the side elevation leading onto a substantial sized balcony.

## Bedroom Two

16'3" x 9'9" (4.96m x 2.99m)

Double glazed french doors to the rear leading out to Juliet balcony, fitted with a range of wardrobes, double paneled radiator, ceiling light point.

## Bedroom Three

11'8" x 8'6" (3.56m x 2.60m)

Double glazed window to the front elevation, double paneled radiator, and ceiling light point.

## Bedroom Four / Cinema Room

9'11" x 10'2" (3.04m x 3.12m)

Double glazed windows to the front and side elevation, double paneled radiator, BT phone point, built in shelving display and recessed spotlighting.

## Family Bathroom

10'1" x 5'8" (3.09m x 1.74m)

Modern fitted four price bathroom suite to include a freestanding modern bath with stainless steel tap with shower attachment. Large walk in fully tiled shower with waterfall shower head over and separate hand held shower attachment. Built in vanity wash basin. low level flush WC, tiled flooring, recessed spotlighting and double glazed frosted window to the rear elevation and heated towel rail.

## OUTSIDE

This larger than average plot provides ample outside space. The front of the property is approached via driveway providing ample 'Off Road' parking for a number of vehicles and leads to a double garage. A pathway leads to the front entrance and there is a slate chipping garden area designed with low maintenance in mind

The private rear garden is not overlooked and boasts a large feature paved patio area. Modern wooden pergola with patio

Tel: 01352 700070

area and outdoor kitchen area the perfect space for Al Fresco dining and entertaining in the warmer months. The south facing garden is mainly laid to lawn with raised flower beds and well maintained bushes and trees to the surrounding border providing a good deal of privacy.

### Garage

22'4" x 11'8" (6.81m x 3.57m)

With power and electric laid on, shelving and cupboard space providing ample storage. Electric up and over door.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



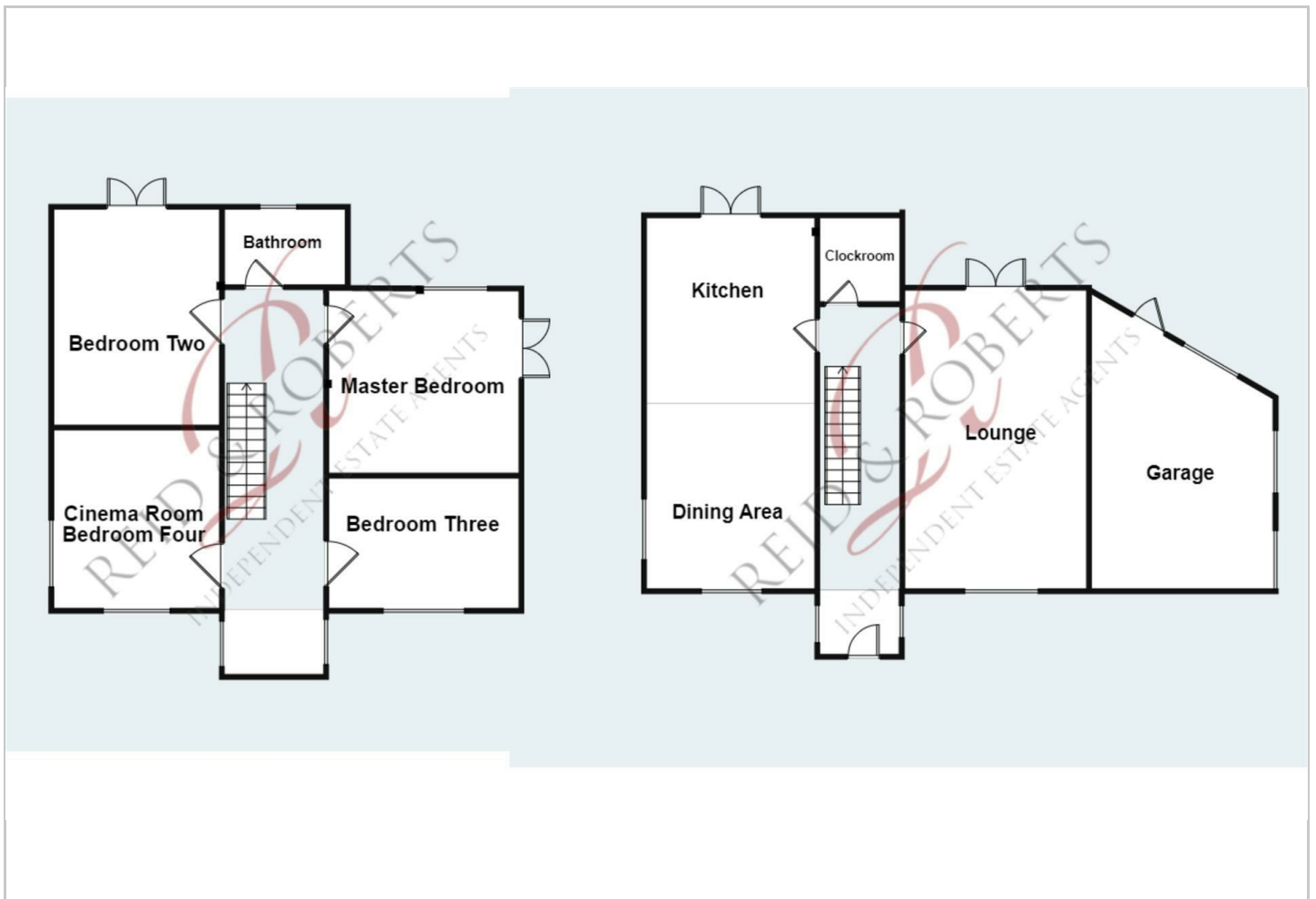
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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