



## 4 Parc Issa

Bryn-Y-Baal, Mold, CH7 6NH

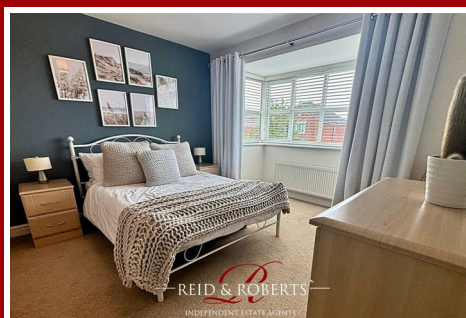
Offers Over £385,000



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## Property Description

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this beautifully appointed four bedroom detached family home. The property offers expansive accommodation that has been maintained to an exceptional standard by the current owners and provides a versatile and beautiful space to raise a family. Externally the property offers a large driveway for several cars leading to the double garage and a fully enclosed private rear garden allowing entertaining in the warmer months. This pristine family home is move-in ready, offering spacious and luxurious living accommodations, arrange your viewing today to see what this property has to offer!

In brief the accommodation comprises: reception hall, cloakroom/wc with contemporary suite, study with fitted cabinets, well proportioned lounge with modern fireplace, dining/sitting room, refitted kitchen/breakfast room with integrated Neff appliances, Utility Room, luxury master bedroom with fitted wardrobes and new quality en suite shower room, three further bedrooms and new luxury family bathroom.

The suburb of Bryn Y Baal is located between New Brighton and Mynydd Isa and is within close proximity to a good range of amenities to include a range of local convenience shops and schools for all ages along with the newly developed "Mynydd Isa Campus," set to replace Argoed High School, is scheduled to open by the end of 2024. The historic market town of Mold is nearby and offers an extended range of amenities to include: twice weekly street market, shops, restaurants, public houses, sports and leisure facilities and further Welsh and English Medium schools. The A55 is close-by which offers a link-up to the main motorway networks across the North West Region.

## Reception Hall

10'11" x 7'3" (3.35m x 2.21m )

A spacious reception hallway providing a beautiful welcome to the property with spindle staircase to the first floor, coved ceiling, alarm control panel, radiator, oak flooring and white panelled interior doors to all rooms.

## Cloakroom/ WC

5'8" x 3'8" (1.75m x 1.12m )

Refitted with a modern contemporary suite in white comprising low flush wc and pedestal wash basin with mixer tap and mosaic style splash back, oak flooring, radiator and double glazed window.

## Study

9'3" x 7'4" (2.84m x 2.26m )

Wide double glazed bay window to the front, a modern range of fitted cupboards with light oak effect door fronts and matching freestanding desk with cupboards and drawers beneath. Telephone point, tv aerial point, oak flooring and radiator.

## Lounge

15'3" x 14'7" (4.67m x 4.45m )

A well proportioned room with wide double glazed patio door to the rear leading out to the patio and garden. Modern marble style fireplace and hearth with inset log effect contemporary gas fire with remote control unit. Coved ceiling, wall light points, tv aerial point, oak flooring and radiator.

## Dining / sitting room

11'8" x 11'6" (3.58m x 3.51m )

Double glazed window to the front elevation, coved ceiling, oak flooring, tv aerial point and radiator.

## Kitchen/ Breakfast room

12'2" x 12'0" (3.71m x 3.66m )

Fitted with an attractive range of light cream wood grain fronted base and wall units extending to three walls with feature brushed stainless steel handles and wood block effect work tops with matching breakfast bar area, inset black Franke inset sink unit with preparation bowl and mixer tap. Tiled splash back and range of integrated Neff appliances comprising stainless steel five-ring gas hob with splash back and cooker hood above, electric double oven, fridge freezer and dishwasher. Recessed halogen lighting, tiled floor, radiator, two double glazed windows and deep under stairs storage cupboard.

## Utility Room

5'8" x 5'1" (1.75m x 1.57m )

Matching work top and base unit to the kitchen with inset Franke black sink unit with mixer tap and tiled splash back. Replacement Worcester gas fired condensing boiler, tiled floor, extractor fan and double glazed exterior door. Space for washing machine and tumble dryer.

## First Floor Landing

Access to the roof space, coved ceiling and linen cupboard with slatted shelving and radiator. White panelled interior doors to all rooms.

## Bedroom One

12'5" x 14'5" (3.78m x 4.39m )

Spacious master bedroom with wide double glazed bay window to the front with views opposite and fitted with a modern range of fitted wardrobe units to one wall with a light wood effect door fronts, hanging rails and shelving. Matching chest of drawers and bed side cabinets. TV aerial point and radiator.

## En Suite

7'1" x 5'4" (2.16m x 1.65m )

A new luxury en suite shower room with attractive part tiled walls and bronze effect tiled floor, comprising tiled shower enclosure with folding screen and chrome shower valve, semi-pedestal wash basin with mixer tap and mirrored bathroom cabinet above, and WC with concealed cistern. Chrome ladder style radiator, extractor fan, recessed halogen lighting and double glazed window.

## Bedroom Two

11'6" x 9'1" (3.53m x 2.77m )

plus integral wardrobes - A double sized room with double glazed window to the front, built-in mirror fronted wardrobe unit and radiator.

## Bedroom Three

9'8" x 8'9" (2.97m x 2.67m )

Double glazed window to the rear, built-in mirror fronted wardrobe unit and radiator.

## Bedroom Four

9'10" x 6'11" (3.00m x 2.11m )

Double glazed window to the rear and radiator.

Tel: 01352 700070

### Bathroom

7'3" x 5'4" (2.21m x 1.65m )

A new luxury bathroom with contemporary style suite and fitted furniture. Comprising panelled bath with mixer tap and shower and folding screen over, semi-recessed wash basin with mixer tap and range of dark wood effect cabinets beneath, and a low flush wc with concealed cistern. Attractive part tiled walls with matching floor, chrome ladder style radiator, large mirror with lighting above, recessed lighting, extractor fan and double glazed window

### Outside/ Front

Wide tarmacadam drive to the front providing off-road parking for several cars and access to the attached double garage. Lawned garden areas extend to either side of the drive with established shrubs and bushes. Outside light and gated entrance to the left hand elevation through to the rear garden.

### Attached Double Garage

5.28m X 5.13m

Remote controlled sectional up and over door to front, electric light and power installed, glazed window and access door opening to side.

### Rear Garden

A pleasant and fully enclosed south facing rear garden with large paved patio area adjoining the rear of the house. Brick retaining walls with steps leading up to a lawned area beyond with deep shrubbery and gravelled borders and mature hedging providing a high degree of privacy. External cold water tap, security lighting and garden shed.

### Council Tax Band G

Council Tax Band G

### EPC Band C

### 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

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

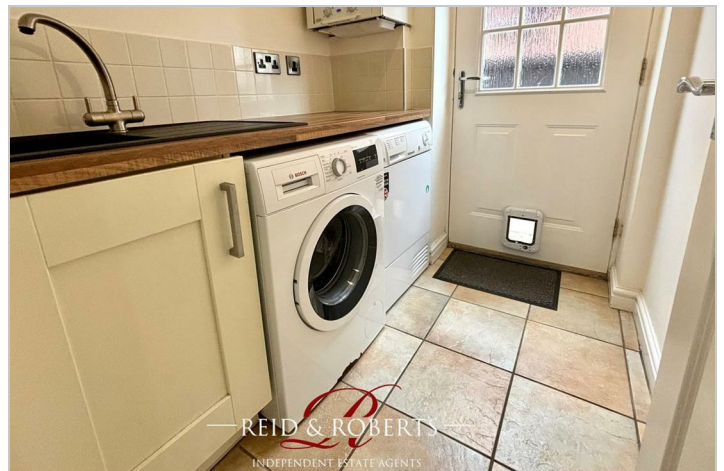
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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



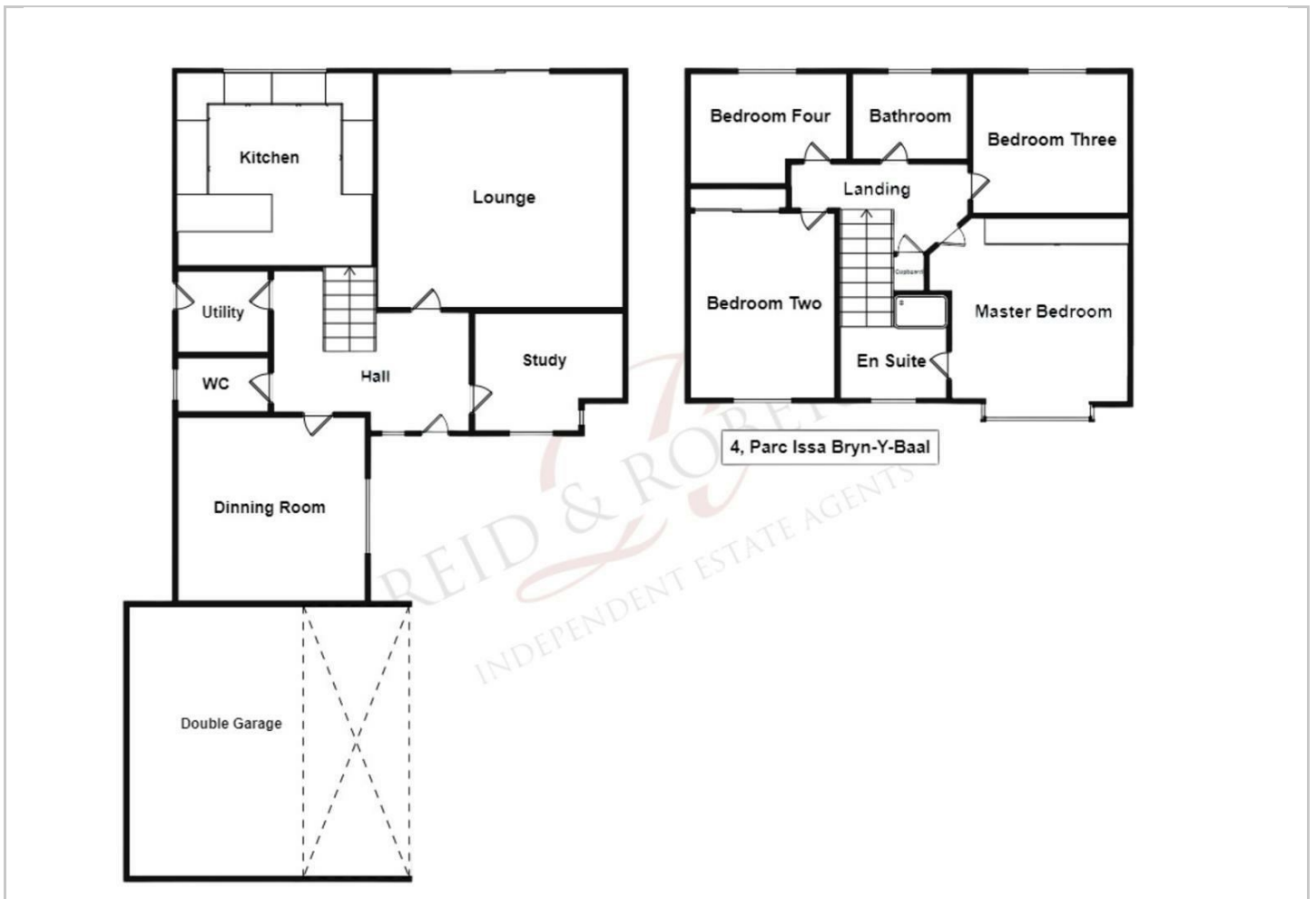
## Hybrid Map



## Terrain Map



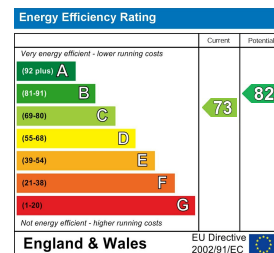
## Floor Plan



## 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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