



## 19 Hill View

Bryn Y Baal, CH7 6SL

Offers In The Region Of £220,000





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## Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this beautifully appointed three-bedroom link-detached residence, located in a tranquil cul-de-sac in Bryn Y Baal. This home offers stunning views of the Clwydian Range and Moel Famau, along with easy access to a variety of local schools and amenities, making it an ideal choice for families. With no onward chain, this property is perfect for those seeking a hassle-free move. The exterior features a raised decking area that provides breathtaking panoramic views, complemented by a well-maintained lawn garden.

The accommodation in brief comprises; Entrance Hallway, Lounge, Dining Room and Kitchen to the ground floor, to the first floor you are met with Three Bedrooms and Family Bathroom. Additionally, the property boasts an attached garage that can be accessed from both inside the home and through an up-and-over door, which conveniently houses a newly installed combination boiler.

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. The historic market town of Mold is nearby 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 also within easy reach making the main towns and centres.

## Accommodation Comprises

The property is approached via a tarmac driveway leading to the front entrance.

Upvc door with matching side panel leads into:

### Entrance Porch

5'10" x 4'5" (1.788m x 1.347m)

Offering a warm welcome to the property with stairs rising to the first floor accommodation, double panel radiator, wall mounted heating controls and tile effect vinyl flooring.

Frosted glass door leads into:

### Lounge

13'8" x 12'1" (4.189m x 3.702m)

A bright and airy reception room with double glazed Upvc window to the front elevation, double panelled radiator, T.V aerial socket,

telephone point, wood effect laminate flooring and wall light points.

Opening leads into:

### Dining Room

10'6" x 7'10" (3.203m x 2.404m)

Offering great additional space for a dining area if required, double glazed window to the rear elevation, double panel radiator and wood effect laminate flooring.

Frosted glass door leads into:

### Kitchen

10'7" x 8'7" (3.250m x 2.638m)

Housing a range of wood effect wall and base units with roll-top work surfaces over, stainless steel sink unit with mixer tap over, space for american style fridge freezer, built in electric oven with four ring gas hob and extractor hood over, void and plumbing for washing machine, splash back tiling, tiled flooring, recessed spotlights and under stairs cupboard offering an abundance of storage and housing utility meters and electric fuse box.

Door leads to the attached garage

### Stairs from Hallway Rise To

### Landing

a bright and inviting landing with frosted double glazed window to the side elevation, loft access point and doors leading to all accommodation.

### Bedroom One

12'0" x 10'9" (3.671m x 3.277m)

A double bedroom having double glazed window to the front elevation and double panel radiator.

### Bedroom Two

10'11" x 10'9" (max) (3.344m x 3.288m (max))

Another double bedroom with double glazed window to the rear elevation and double panelled radiator.

### Bedroom Three

9'0" x 6'8" (2.753m x 2.057m)

A single bedroom with double glazed window to the rear elevation and double panelled radiator.

### Bathroom

Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal sink unit and low flush W.C. Double glazed frosted window to the front elevation, double panelled radiator, coved ceiling, decorative tile effect vinyl flooring, extractor fan, recessed spotlights and airing cupboard fitted with shelving,

### Garage

18'2" x 8'9" (5.549m x 2.686m)

Housing the newly installed combination boiler (fitted 2 years ago), benefitting from light and power, up and over door and wooden gate style door leading to the rear garden.

### Outside

Approached via a tarmacadam driveway, this property offers easy access to the attached garage and is complemented by a well-maintained lawned front garden. At the rear, the home features a raised decked area, ideal for outdoor seating during warmer months. Steps lead down to an additional decked patio area, accompanied by a spacious lawned garden, all enclosed by panelled fencing for added privacy.

### EPC Rating D

### Council Tax Band D

### 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 Lauren Birch or Holly Peers 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

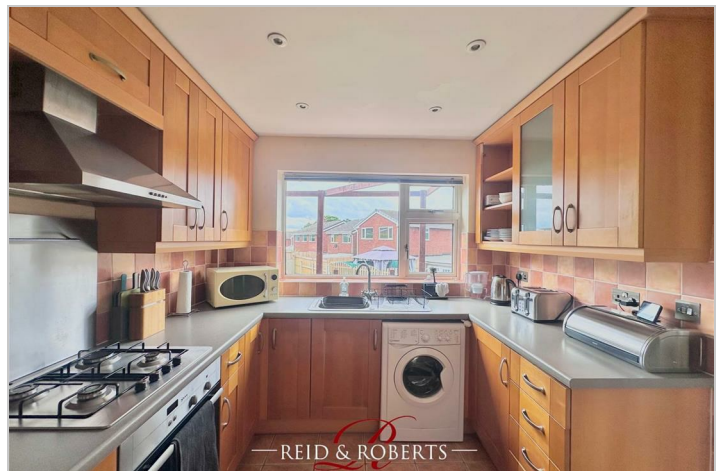
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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



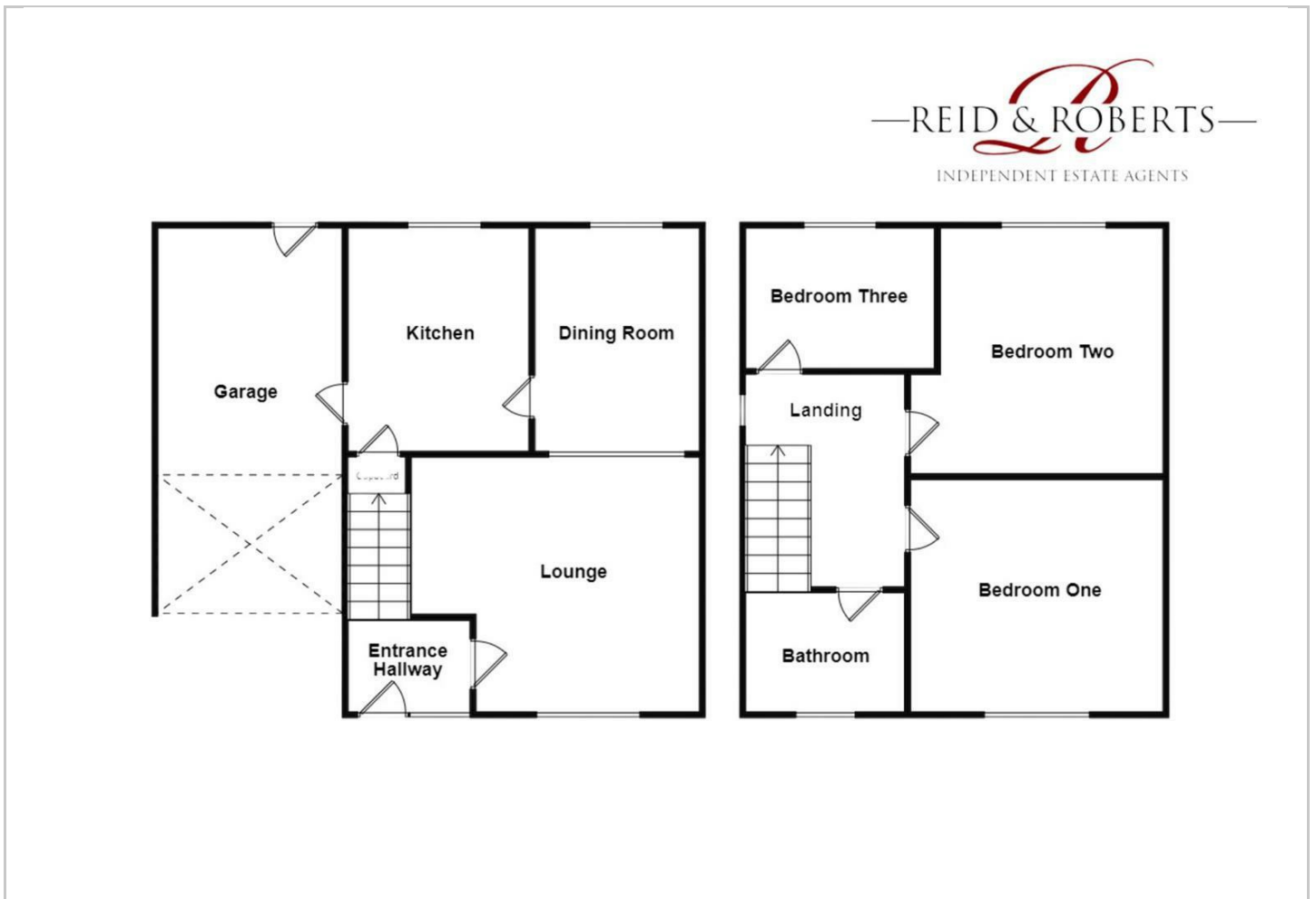
## Hybrid Map



## Terrain Map



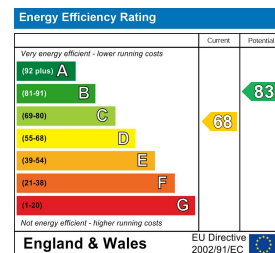
## Floor Plan



## 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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