



2 Rockcliffe

Bryn-Y-Baal, Mold, CH7 6SE

£315,000

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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this charming detached dormer bungalow, ideally located in the sought-after area of Bryn Y Baal. Offering generous living space and situated in a tranquil yet accessible location, this property is perfect for a growing family or those seeking versatile living arrangements. With five well-proportioned bedrooms, this home provides ample room for family living or those in need of extra space for guests, hobbies, or a home office.

The property briefly comprises of a spacious lounge, which provides a comfortable and inviting area for relaxation. The bright conservatory adds to the living space, offering a perfect spot to enjoy the natural light and panoramic views of the surrounding area. The well-equipped, fitted kitchen is functional and ideal for preparing family meals, while the family bathroom offers all the essential amenities for modern living. The ground floor also features the master bedroom, along with bedrooms four and five, offering flexibility for a variety of living arrangements. The first floor is home to bedrooms two and three, which benefit from amazing views of Mold, adding a peaceful touch to the property.

Set within generous-sized gardens, the property offers stunning views of Moel Famau, providing a peaceful and scenic backdrop to the home. The outdoor space offers plenty of potential for further development, outdoor entertainment, or simply enjoying the tranquil surroundings. The detached garage adds extra value with valuable storage or parking space, enhancing the practicality of the property.

This detached dormer bungalow presents an exciting opportunity to create your ideal family retreat in a highly desirable location. Bryn Y Baal offers easy access to local amenities, schools, and transport links, making it a great place to call home.

Accommodation Comprises:

UPVC door with double glazed decorative panels and matching side panel opens into:

Reception Hall

Stairs leading up to the first floor accommodation, two ceiling lights, carpeted flooring, double panelled radiator and doors leading to:

Lounge

This inviting lounge features double-glazed bay windows to the front elevation, allowing an abundance of natural light to fill the space. Decorative open fire place with timber surround and mantle, currently not in use but could be reinstated. Double panelled radiator, phone point and aerial socket.

Kitchen

The kitchen is well-appointed with double-glazed windows to the side elevation, offering a bright and functional space. It features a range of wall and base units with stylish granite-effect worktops, complemented by a composite sink unit with mixer taps. Integrated appliances include a fridge freezer, with additional space for an electric oven, complete with an extractor fan above, void for tumble dryer and plumbing for a washing machine. The tiled flooring and splashback tiles add a practical yet appealing finish. A floor-standing oil boiler is discreetly housed within a cupboard. Additional features include a double-panelled radiator, two ceiling light points, and a wooden door with frosted panels lead into:

Conservatory

This light-filled 'P' shaped conservatory built on dwarf brick wall with double-glazed units to the side and rear elevations, offering views of the surrounding area. The polycarbonate roof enhances natural light while providing insulation, and the durable LVT composite flooring ensures a practical, low-maintenance finish, making it an ideal space for relaxation or entertaining. Double glazed UPVC sliding door opens to the rear garden and a double glazed UPVC door gives access to the side.

Bedroom One

This bright and spacious bedroom is fitted with a range of built-in wardrobes and overhead cupboards, offering ample storage space, double-glazed windows to the front elevation ensuring plenty of natural light, single-panelled radiator and modern wall panelling completes the contemporary look.

Bedroom Four

This versatile bedroom features double-glazed windows to the side elevation, textured ceiling and modern parquet style vinyl flooring. Stylish wall panelling enhances the room's overall aesthetic. Currently being used as an office, this space offers flexibility and could easily be transformed back into a bedroom.

Bedroom Five/Reception Room

This versatile downstairs bedroom features double-glazed windows to the rear elevation, single-panelled radiator and TV point. Offering flexibility, this room can also serve as a reception room or a playroom for younger children, making it a practical addition to the home.

Bathroom

This three piece suite comprises: low flush W.C, panelled bath with hand held shower attachment and pedestal sink unit with mixer tap over. Double-glazed frosted windows to the rear elevation, single panelled radiator and textured ceiling. The room is finished with durable tiled flooring and modern UPVC wall panelling for a sleek, low-maintenance finish. Ample storage cupboards are available for added convenience and loft access, adding further storage options.

First Floor Accommodation

Landing

A turned staircase leads up to the landing with double-glazed window to the side elevation, offering natural light and showcasing scenic views of Mold and the picturesque Moel Famau. A textured ceiling with ceiling light and smoke alarm doors leading to:

Bedroom Two

This cosy bedroom features double-glazed tinted windows to the side elevation, offering privacy and providing beautiful views. The room has a textured ceiling, single panelled radiator and ample built in storage within the eaves.

Bedroom Three

Double-glazed tinted windows to the side elevation, with beautiful views, built in storage cupboard to the eaves, single panelled radiator and textured ceiling.

Outside

Tel: 01352 700070

To The Front

To the front of the property, a generous block-paved driveway provides off-road parking for up to three vehicles and grants access to the garage. A pathway extends across the front of the home, leading to the main entrance. Adjacent to the driveway is a neatly maintained garden, mainly laid to lawn and enhanced by mature shrubs and bushes, creating a welcoming and attractive frontage.

Single Garage

Up and over door, single glazed window to the side elevation.

To The Rear

Stepping out from the conservatory, you are welcomed onto a charming block-paved patio area, perfect for displaying potted plants and creating a cosy outdoor space. This area leads seamlessly to a wood-panelled decking area, enclosed by wooden fencing and is ideal for outdoor dining or relaxing with friends and family. From the decking, step to a gravelled section, versatile enough to accommodate additional outdoor furniture or children's play equipment. Beyond this, the garden is primarily laid to lawn, complemented by mature trees that provide shade and character. The garden also benefits from a hardstanding area, perfect for a large shed or workshop. Boundaries are defined by a combination of wood-panel fencing and mature hedging, ensuring a private and tranquil setting.

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

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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

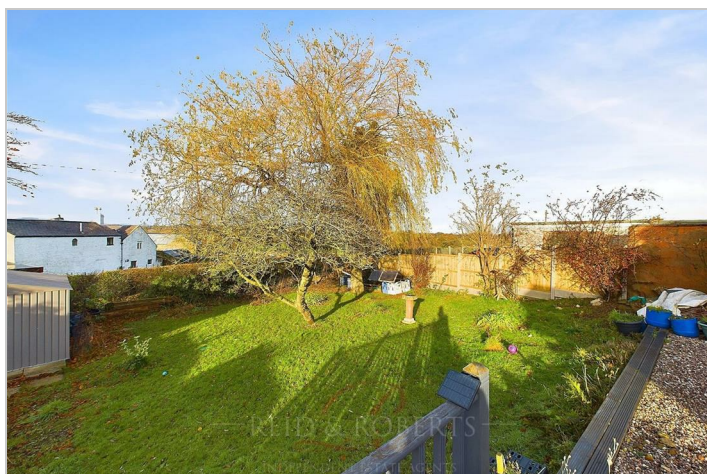
Services

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.

EPC Rating - E



Road Map



Hybrid Map



Terrain Map



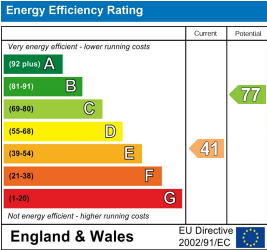
Floor Plan



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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