



29 Park Avenue

Mynydd Isa, Mold, CH7 6XR

£235,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present to the market this beautifully renovated three-bedroom semi-detached home, occupying a desirable corner plot that provides a generous outdoor space. Having undergone a comprehensive refurbishment, this move-in-ready property boasts freshly painted walls, newly fitted carpets throughout, a contemporary kitchen and a stylish four-piece bathroom suite. Offered with no onward chain, this home is an excellent opportunity for buyers looking for a seamless transition into a well-maintained property.

The property offers well-proportioned living spaces arranged over two floors. The ground floor comprises a welcoming porch and entrance hallway, leading to a spacious lounge, a bright and airy conservatory and a modern kitchen. To the first floor, there are three well-sized bedrooms and a luxurious four-piece family bathroom.

Externally, the property boasts a tarmac driveway, offering ample off-road parking and leading to an attached garage, ideal for additional storage or vehicle accommodation. The private and well-proportioned rear garden provides a tranquil outdoor space, flourishing beautifully in the spring and summer months perfect for relaxation, entertaining, or family activities.

Situated in the sought-after area of Bryn Y Baal, this home enjoys a peaceful semi-rural setting while remaining well-connected to essential amenities. The area is renowned for its stunning countryside views, scenic walking routes, and welcoming community atmosphere. Convenient access to local shops, highly regarded schools, and nearby towns ensures a perfect balance of tranquillity and convenience, making this an ideal home for families, professionals, or those seeking a relaxed yet well-connected lifestyle.

Accommodation Comprises

The property is approached via a tarmac driveway leading to a wood grain-effect UPVC door with decorative stained glass inset.

Porch

Step into a welcoming courtesy porch with frosted double-glazed windows to the side and front elevation, plus a cupboard housing the electricity meter and fuse box. A solid wooden door leads into:

Entrance Hallway

Offering a warm welcome to the home featuring a coved ceiling, ceiling light point, radiator, and staircase to the first floor.

Lounge

A bright and spacious lounge with a large bay window to the front elevation, allowing natural light to flood in. A sliding metal door at the

rear opens into the conservatory, creating a lovely open flow. The room benefits from freshly laid carpets, a coved ceiling, telephone point, and TV aerial point.

Conservatory

Set on a dwarf brick wall with UPVC wood grain-effect windows to the side and rear elevations, this conservatory offers an additional reception space filled with natural light. It features a corrugated plastic roof, double patio doors leading to the rear garden, wood-effect laminate flooring, and a double panel radiator. A window overlooks the kitchen, with top-opening sections for ventilation.

Kitchen

Recently fitted with a stylish range of wall and base units, the kitchen features soft-close drawers, wood-effect worktops, and a one-and-a-half stainless steel sink unit with a mixer tap. There is void and plumbing for a washing machine, space for fridge freezer, and integrated appliances including a built-in oven with a four-ring electric hob and extractor hood above. The room is completed with tiled flooring, a ceiling light point, a useful shelving area in the under-stairs recess, and a cupboard housing the boiler. A UPVC double-glazed door with a frosted glass inset leads to the side elevation, providing access to the rear garden.

Stairs From Hallway Rise To

Landing

The landing provides access to all upstairs accommodation and benefits from a loft access point with a pull-down ladder.

Bedroom One

A well-proportioned double bedroom with a wood grain-effect double-glazed window to the front elevation, a double panel radiator, and a ceiling light point.

Bedroom Two

Another spacious double bedroom featuring a wood grain-effect double-glazed window to the rear elevation, a single panel radiator, and a built-in cupboard with shelving.

Bedroom Three

A comfortable third bedroom with a wood grain-effect double-glazed window to the front elevation, a single panel radiator, and a built-in cupboard over the stair recess with fitted shelving.

Family Bathroom

The beautifully designed bathroom is fitted with a modern four-piece suite, comprising a panelled bath, a corner shower cubicle with a mains-powered shower and adjustable attachment, a close-coupled WC, and a sink unit with vanity storage beneath. The space is completed with under floor heating, a heated mirror, fully tiled walls, wood-effect tiled flooring, a heated towel rail, recessed ceiling spotlights, an extractor fan, and two frosted wood grain-effect double-glazed windows to the rear elevation.

Tel: 01352 700070

Outside

The tarmacadam driveway provides ample off-road parking and leads to the front entrance of the home. The rear garden is designed with ease of maintenance in mind, the rear garden truly comes to life in spring and summer, thanks to the current owners passion for gardening. A paved patio area provides the perfect space for outdoor seating, while a circular lawn area, feature pond, and well-stocked borders with a variety of shrubs, bushes, and flowers add character. The garden is enclosed by wooden fencing and benefits from privacy, as the rear is not overlooked.

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

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Would you like to arrange a viewing?

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Road Map



Hybrid Map



Terrain Map



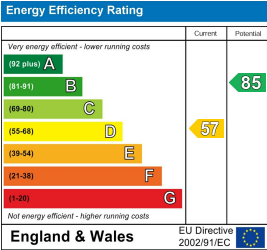
Floor Plan



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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