



6 Bryn Gwyn Lane

Northop Hall, CH7 6JT

Offers Over £485,000



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Accommodation Comprises

Cast iron gates open onto the paved driveway offering ample parking, boarded by a dwarf brick wall.

Woodgrain effect UPVC door provides access to the property.

Porch

A welcoming entrance featuring high-gloss tiled flooring, a double panel radiator, and a tongue-and-groove PVC ceiling. The UPVC door with side glass inserts leads into the elegant reception hallway.

Entrance Hallway

Continuing the high-gloss tiled flooring, this inviting space includes a double panel radiator, stone tiled flooring, coved and textured ceiling, and wall-mounted heating controls. A staircase rises to the first-floor accommodation, and a door leads into the office.

Office

Ideal for working from home, the office is fitted with wood-effect laminate flooring, a double panel radiator, recessed spotlighting, and a UPVC window overlooking the front elevation. Additional features include phone points and a cupboard housing the electric fuse box and meter.

Lounge

This expansive and elegantly designed lounge offers a perfect blend of comfort and sophistication. Featuring high-quality stone tiled flooring, coved ceilings, Upvc double glazed window to the front elevation and a double panelled radiator. This impressive lounge provides a welcoming and refined atmosphere for any occasion..

Kitchen

A beautifully designed space featuring a range of high-gloss, soft-close wall and base units with luxurious granite worktops. The kitchen includes a composite sink unit with a mixer tap, a built-in oven, and a four-ring gas hob. An integrated fridge-freezer and dishwasher add to the convenience. A UPVC window overlooks the conservatory, while a double panel radiator and granite-effect splashback enhance the aesthetics. The kitchen also benefits from tiled flooring and a tongue-and-groove PVC ceiling.

Dining Room

Flowing seamlessly from the kitchen, the dining area features a continuation of the tiled flooring, a PVC tongue-and-groove ceiling, a modern vertical radiator, a ceiling light point, and TV aerial sockets. UPVC doors open onto the conservatory.

Conservatory

Set on a dwarf brick wall, the conservatory boasts PVC windows to both side elevations and the rear elevation, with top openers allowing ventilation. Sleek tiled flooring enhances the space, while a UPVC door leads to the rear elevation, offering picturesque views of the landscaped garden and fields beyond.

Utility Room

Practical and well-equipped, the utility room has tiled flooring, tiled walls to dado height, a void and plumbing for a washing machine and dryer, complemented by

a worktop above. Wall-mounted units provide additional storage, and the Worcester boiler is neatly housed. A UPVC door with glass inserts opens onto the rear garden.

Ground Floor Shower Room

Fitted with a modern three-piece suite, the shower room features a double shower cubicle with a mains shower head, a pedestal sink unit, and a low-flush WC. Fully tiled walls, tiled flooring, a wall-mounted heated towel rail, tongue-and-groove PVC ceiling, and an extractor fan complete this stylish space.

Stairs From Hallway Rise To

Landing

Featuring a textured ceiling, a ceiling rose with a light point, loft access, and a storage cupboard housing the alarm system.

Bedroom One

A spacious retreat featuring a double-glazed UPVC window with side and top openers, a textured ceiling, and access to the en-suite.

En Suite

Fitted with a stylish three-piece suite comprising a corner shower cubicle with an electric shower, a low-flush WC, and a wash hand basin set within a vanity unit. Additional features include a fully tiled finish, tiled flooring, a double panel radiator, a frosted UPVC window to the side elevation, a wall-mounted vanity unit with mirrored doors, and an extractor fan.

Bedroom Two

Overlooking the scenic fields beyond, this spacious bedroom includes a double-glazed window with top openers, a double panel radiator, a textured ceiling, TV aerial points, and a built-in storage cupboard with shelving and rails.

Bedroom Three

Complete with built-in wardrobes, an overhead wardrobe above the bed, a double-glazed UPVC window with side and top openers, a double panel radiator, a textured ceiling, and a TV aerial point. Additional fitted furniture includes a matching chest of drawers.

Bedroom Four

Featuring a double-glazed UPVC window with side and top openers, a double panel radiator, and a coved and textured ceiling.

Dressing Room

Designed for convenience, this space is fitted with a range of floor-to-ceiling wardrobes, a built-in dressing table, and a double-glazed UPVC window with side and top openers, offering views of the rear garden and fields beyond.

Family Bathroom

Featuring a modern three-piece suite comprising a tiled panelled bath, a low-flush WC, and a pedestal sink unit. Fully tiled walls, tiled flooring, a tongue-and-groove PVC ceiling, a frosted double-glazed UPVC window to the rear elevation, a wall-mounted heated towel rail, and a loft access point complete this contemporary space.

Outside

This stunning and meticulously maintained garden is a true highlight of the

Tel: 01352 700070

property, offering a private and peaceful retreat with uninterrupted views over open fields to the rear. Thoughtfully landscaped, the garden is mainly laid to a lush, well-manicured lawn, complemented by beautifully arranged flower beds, mature shrubs, and ornamental features that add charm and character.

A decked seating area provides the perfect suntrap for outdoor dining or relaxing, while a wooden summerhouse offers additional space for storage or a cosy hideaway. The garden is securely enclosed by wooden fencing, ensuring privacy, while a side gate provides easy access to the front of the property.

The property also benefits from a spacious driveway, which extends from the front, along the side of the house, and leads to a detached garage, offering ample off-road parking for multiple vehicles. Whether you're looking for a peaceful escape or a space to entertain, this garden truly has it all.

Would you like to arrange a viewing?

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.

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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.

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Money Laundering

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Our Opening Hours

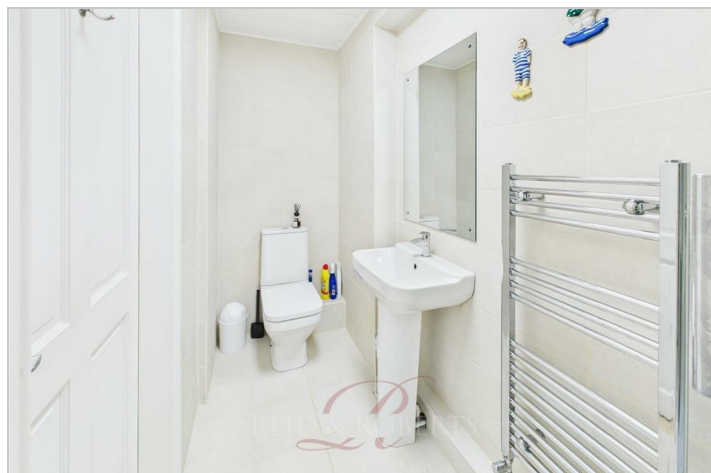
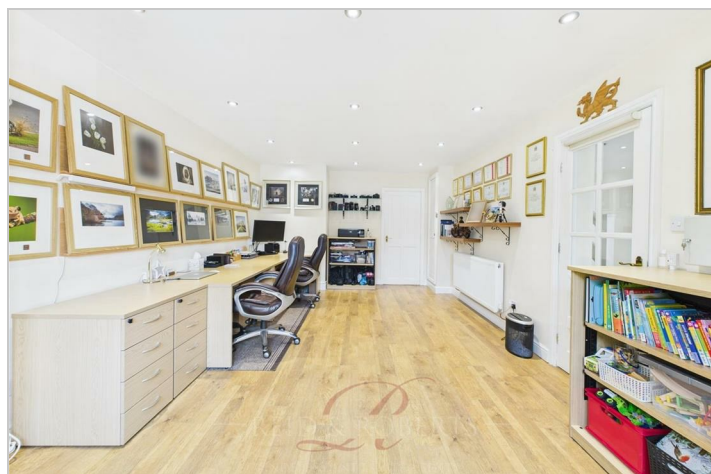
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

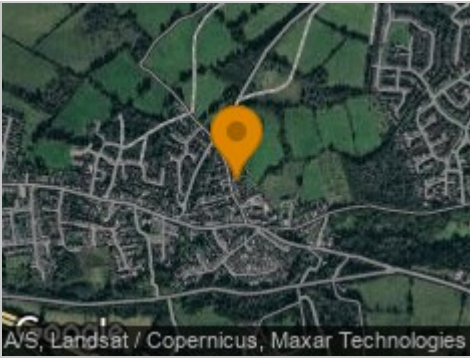
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



Hybrid Map



Terrain Map



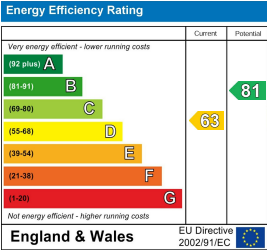
Floor Plan



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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