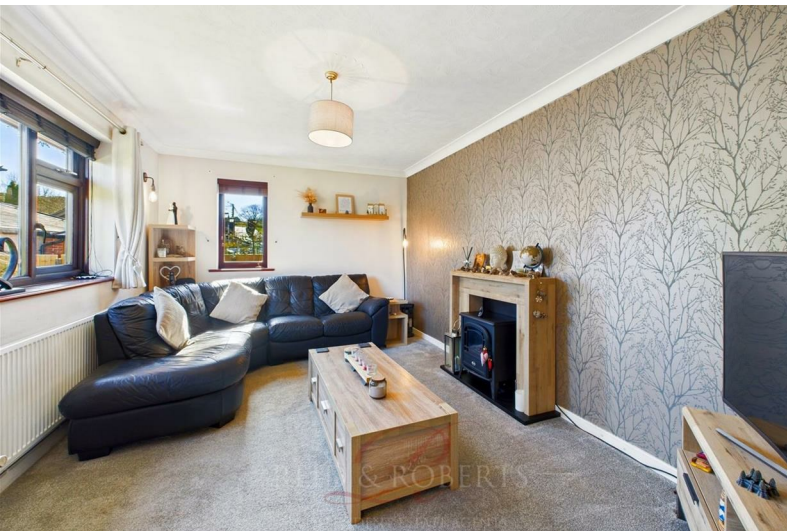




## Bryn Gwynfa Berth Ddu

Rhosesmor, Mold, CH7 6PJ

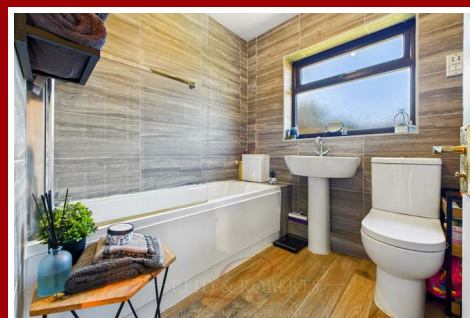
Offers In The Region Of £290,000



# Bryn Gwynfa Berth Ddu

Rhosesmor, Mold, CH7 6PJ

## Offers In The Region Of £290,000



### Accommodation Comprises

The accommodation is approached via a wooden gate leading to a gravelled driveway. A paved slope leads to the front entrance, which features a composite door with stained glass insets, opening into the entrance hallway.

### Entrance Hallway

The entrance hallway has wood-effect laminate flooring, a storage cupboard, a textured ceiling, a single-panel radiator, and a central ceiling light point. The storage cupboard houses the immersion heater and is fitted with shelving. An archway leads to the inner hallway, which includes a textured ceiling, a loft access point, a central light point, and wall-mounted heating controls.

### Lounge

The lounge is a well-proportioned space with dual-aspect windows to the side and front elevations, both of which are UPVC wood grain double-glazed with side and top openers. The room includes a single-panel radiator, wall light points, a coved and textured ceiling, and a feature wooden mantle with an electric log-effect burner.

### Kitchen / Dining Area

The kitchen/dining area is fitted with a range of wall and base units with wood-effect laminate worktops. Integrated appliances include an electric oven and a four-ring electric hob with an extractor hood. There is space and plumbing for a dishwasher, space for a washing machine, and room for an American-style fridge freezer. A built-in breakfast bar matches the wood-effect worktops.

Additional features include a textured ceiling, splashback wall tiling, a one-and-a-half stainless steel sink unit with a mixer tap, and wood-effect laminate flooring. The dining space accommodates a table, and double-glazed UPVC wood grain French doors lead to the rear garden. A single wood grain UPVC double-glazed door provides additional access to the rear, along with a matching double-glazed UPVC window. A single-panel radiator is also present in this space.

### Bedroom One

Bedroom One is a generously sized double room with a UPVC

wood grain double-glazed window to the front elevation, a single-panel radiator, a feature-panelled wall, a textured ceiling, and a TV aerial socket.

### Bedroom Two

Bedroom Two also features a wood-panelled feature wall and a UPVC wood grain double-glazed window with side and top openers to the rear elevation. It has a single-panel radiator, a textured ceiling, and is spacious enough to accommodate a double bed.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with an electric shower over, a pedestal sink unit, and a low-flush WC. The walls are fully tiled, and the flooring is tiled with a wood-effect finish. Additional features include a chrome heated towel rail, a textured ceiling, a double-glazed frosted UPVC wood grain window to the rear elevation, and a wall-mounted shaver socket.

### Garden

The rear garden is a fantastically private space designed for low maintenance. It features a large paved patio area, ideal for al fresco dining, with steps leading down to a further brick patio area. This also provides access to the side of the property, where the oil tank is located. There is a small lawned area bordered by a range of shrubs and bushes.

### Additional Strip of Land

The property also benefits from ownership of a strip of land situated to the right-hand side of the home, adjacent to the roadside when viewing from the front. This land is officially recorded on the property's title deeds and is designated as a bridle path, allowing access for horses and livestock. The current owners have previously considered utilising this space to create additional hardstanding for off-road parking or a secondary access point to the property, subject to necessary permissions. This unique addition offers versatile potential while maintaining its countryside charm and practical utility.

### EPC Rating TBC

### Council Tax Band - D

Tel: 01352 700070

### 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.

### 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.

### 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

### 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.

### 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.



Road Map



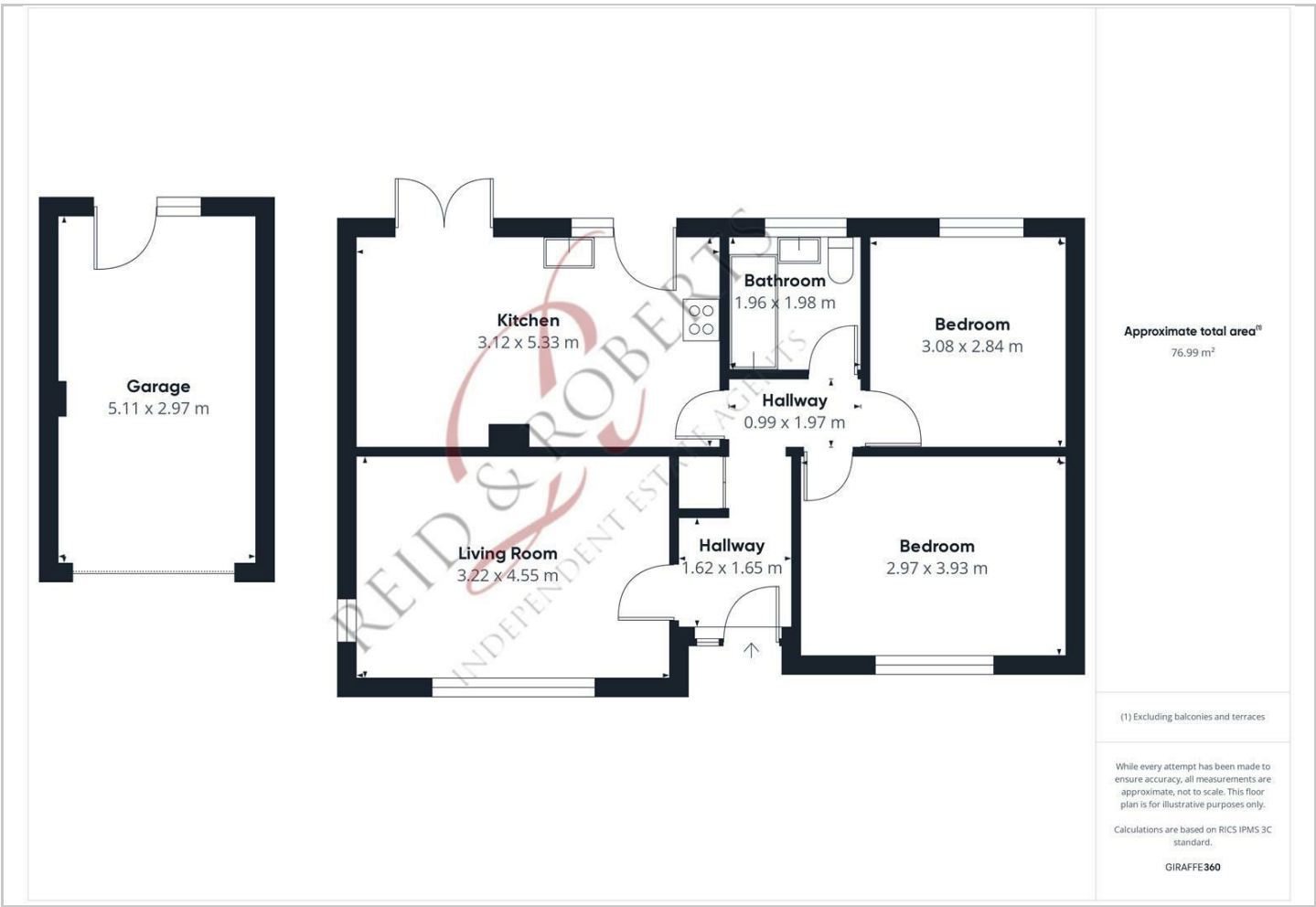
Hybrid Map



Terrain Map



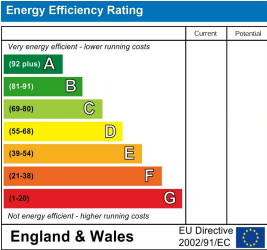
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.