



## Meddiant Upper Bryn Coch

Mold, CH7 1PU

Offers Over £525,000





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### Accommodation Comprises

The property is approached via a spacious block-paved driveway, offering ample off-road parking.

### Canopy Porch

This leads to a charming porch area, laid with elegant paving stones, creating a welcoming first impression. A solid wooden door provides access to the entrance hallway, setting the tone for the rest of the home with its stylish and spacious design.

### Reception Hallway

Step inside to a beautifully spacious entrance hallway, featuring elegant tiled flooring, decorative coved ceilings, and ample storage. A double storage cupboard with fitted shelving and a hanging rail provides practical organisation, while two double-panel radiators with granite tops add to the sophisticated aesthetic. A double-glazed UPVC window to the front elevation fills the space with natural light, complemented by ceiling and wall light points. A graceful turned staircase leads to the first-floor accommodation. Doors lead to:

### Lounge

A truly spacious and elegant lounge, spanning the entire depth of the property. The room is bathed in natural light from a bay window to the front elevation and patio doors with matching side panels to the rear elevation, providing direct access to the garden. The space is complemented by decorative coved ceilings, two ceiling light points, and a stunning coal-effect fire with a marble surround and mantle, adding warmth and sophistication. Additional features include a TV aerial point and a phone point, ensuring modern connectivity. Single glazed solid wood doors lead seamlessly into the kitchen/dining area.

### Kitchen and Dining Room

The kitchen and dining area is a truly spectacular space, designed for both functionality and style. The kitchen is fitted with an extensive range of high-quality wall and base units, providing ample storage while maintaining a sleek and contemporary aesthetic. A central island, topped with luxurious granite, acts as both a preparation area and a casual dining space, featuring a built-in breakfast bar for convenience. The kitchen is equipped with state-of-the-art integrated appliances, including a dishwasher, a built-in microwave, and a double eye-level oven and grill. The cooking area is enhanced by a five-ring gas hob, located on the central island, complete with an overhead extractor hood for a professional touch. A one-and-a-half composite sink with a mixer tap is perfectly positioned beneath a UPVC double-glazed window to the rear elevation, offering a delightful view of the garden. The room is further enhanced by recessed spotlights, which create a bright and welcoming environment, while the solid wood flooring adds warmth and durability.

The dining area flows seamlessly from the kitchen, creating an open-plan space perfect for family meals and entertaining. A double-panel radiator ensures warmth and comfort, while large UPVC patio doors to the rear elevation allow for effortless access to the garden, inviting natural light to fill the space. The continuation of the solid wood flooring unites the two areas beautifully, while recessed spotlights contribute to the modern and stylish feel of the room. This well-designed space perfectly balances practicality with elegance, making it the true heart of the home.

### Utility Room

The utility room is a practical and well-equipped space, perfect for keeping household chores separate from the main living areas. It features a worktop with a stainless steel sink unit, drainer, and mixer tap, along with void and plumbing for a washing machine, space for a tumble dryer, and ample room for an American-style fridge freezer. Additional wall units and built-in shelving provide excellent storage options, while partly tiled walls and tiled flooring ensure easy maintenance. A double-glazed UPVC window to the side elevation allows natural light to brighten the space, and a wooden door with a frosted double-glazed panel provides convenient access to the side of the property. Finished with a central ceiling light, this is a highly functional addition to the home.

### Office / Reception Room

A dedicated office space provides ample room for two desks, creating the perfect environment for remote work. Designed for both comfort and functionality, it features solid wood flooring, a double-glazed UPVC window with side openers that allow for natural ventilation, and a coved ceiling for a refined finish. A centrally positioned ceiling light ensures a bright and well-lit workspace, making it an ideal setting for productivity and focus.

### Downstairs W.C

This modern ground floor W.C is fitted with a two-piece suite, including a low-flush W.C and a vanity-set sink unit with splashback tiling. Additional features include a heated towel rail, recessed spot lighting, a frosted UPVC double-glazed window to the side elevation, and an extractor fan. The tiled flooring continues seamlessly from the entrance hallway, ensuring a cohesive and stylish look.

### First Floor Accommodation

#### Galleried Landing

The galleried landing is a striking feature of the home, offering a spacious and open transition to the first-floor accommodation. Decorative coved ceilings add a touch of charm, while recessed spotlights ensure a bright and airy feel. A UPVC double-glazed window to the front elevation allows for additional natural light, enhancing the sense of space. A double storage cupboard with fitted slatted shelving provides excellent additional storage, keeping the home neat and organised.

#### Master Bedroom

The master bedroom is a beautifully presented and generously sized retreat, featuring dual-aspect UPVC double-glazed windows, with one overlooking the front elevation and another to the side, ensuring the room is flooded with natural light throughout the day. The coved ceiling adds a sophisticated touch, while a double-panel radiator provides warmth and comfort. A central ceiling light point offers excellent illumination, making the space feel bright and inviting. The room is also equipped with a TV aerial socket, providing modern convenience.

#### En Suite

The master en-suite is a luxurious and stylish space, fitted with a stunning three-piece suite designed for ultimate comfort. A large double shower cubicle, complete with both a waterfall-style showerhead and hand attachment, provides a spa-like experience. The shower enclosure is sleekly finished with PVC panelling for a contemporary look. A floating double sink vanity unit offers a modern touch, providing ample storage while maintaining a streamlined aesthetic. The space is further enhanced by a low-flush WC, a heated towel rail, and recessed spot lighting, creating a bright and elegant feel. A frosted UPVC double-glazed window to the side elevation ensures privacy while allowing natural light to enter. An extractor fan provides essential ventilation, completing this luxurious en-suite.

#### Bedroom Two

The second bedroom is another spacious double room, benefitting from a large UPVC double-glazed window to the rear elevation, which offers a picturesque view of the garden. The room is fitted with a single-panel radiator, ensuring warmth and comfort, while the coved ceiling adds a sense of grandeur. This well-proportioned bedroom provides ample space for furnishings, making it a comfortable and relaxing space.

#### Bedroom Three

The third bedroom is a beautifully appointed double room, featuring a UPVC double-glazed window overlooking the front elevation. A single-panel radiator ensures a cosy atmosphere, while the coved ceiling adds an element of sophistication. The generous proportions of this bedroom allow for a versatile layout, perfect for a guest room or a child's bedroom.

#### Bedroom Four

The fourth bedroom is an exceptionally spacious and versatile room, even larger than the master bedroom. Boasting two Velux windows that allow for plenty of natural light to stream in. A central supporting beam adds character to the room, making it a distinctive and inviting space. A single-panel radiator ensures warmth, while a TV aerial point provides added convenience. This bedroom offers an excellent retreat, whether as a comfortable guest room or a stylish home office.

#### Family Bathroom

The family bathroom is a standout feature of the home, boasting a four-piece suite that exudes luxury and style. A freestanding bath, positioned on an elevated tiled pedestal, serves as a stunning focal point, complete with a waterfall-style mixer tap and a shower attachment. A large corner double shower cubicle provides versatility, featuring both a main showerhead and an adjustable hand attachment for convenience. A floating double sink vanity unit adds modern elegance, offering storage while maintaining a sleek design. The space is complemented by recessed spot lighting, a heated towel rail, and partial wall tiling around the bath area, enhancing both style and practicality. A frosted UPVC double-glazed window to the side elevation ensures privacy, making this bathroom a truly indulgent retreat.

Tel: 01352 700070

## Outside

A standout feature of this property is its expansive block-paved driveway, offering off-road parking for up to 8 vehicles. The driveway leads to a large double garage, providing additional parking and storage. Access to both sides of the property ensures convenience and flexibility.

## Garden

The beautifully tiered rear garden is designed for both relaxation and entertaining. Stepping out from the kitchen, you'll find a paved patio area, perfect for al fresco dining. This space also features a built-in bar area, creating an ideal setting for hosting guests. A dedicated hard-standing area includes a hot tub, which is open to negotiation, and is complemented by a brick-built wall for added privacy.

Descending a few steps, you'll reach a second paved patio area, which provides additional space for outdoor seating. This area features a charming pergola, adding character and shade to this inviting space. Beyond the patio, the mainly laid-to-lawn garden offers plenty of room for children's play equipment or garden furniture, making it a fantastic outdoor area for all the family.

The entire garden is completely private and not overlooked, thanks to mature bushes, hedging, and trees lining the boundaries. Whether you're entertaining friends, enjoying family time, or simply unwinding in your own tranquil retreat, this garden is a true highlight of the home.

## EPC Rating - C

## Council Tax - Band H

## 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.

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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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## 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

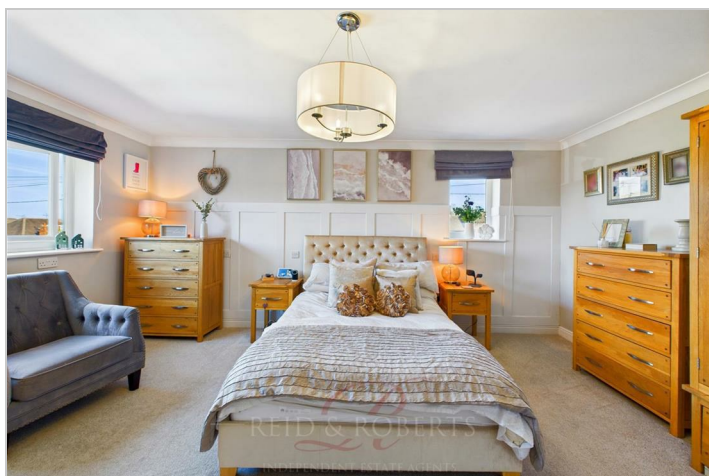
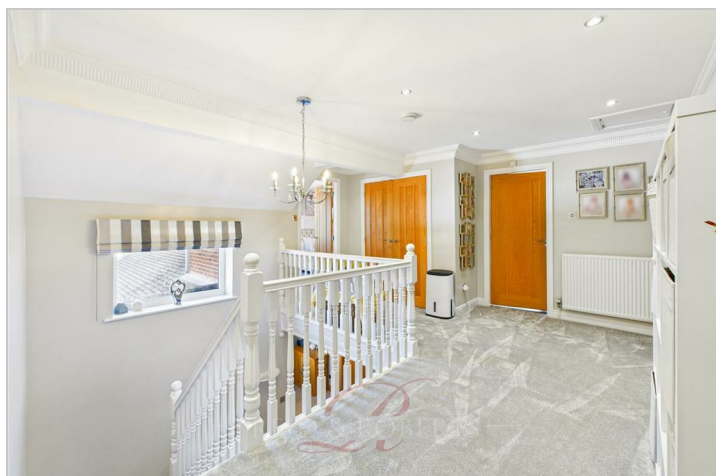
MONDAY - FRIDAY 9.00am - 5.30pm

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



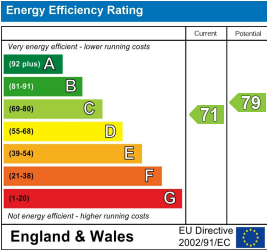
Floor Plan



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



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