



## Bradnor Bryn Sannan

Brynford, CH8 8AX

Offers Over £390,000



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## Accommodation Comprises:

Upvc door with matching side panel and double glazed panel and side lights, opens into:

### Reception Hall

Single panelled radiator, wood effect laminate flooring, stairs leading to first floor accommodation and doors opening to:

### Lounge

22'1" x 12'1" (6.75m x 3.69m)

Double aspect room having Upvc double glazed window to the front elevation overlooking the garden and Upvc double glazed sliding patio doors allowing access to the rear. Wood effect laminate flooring, feature brick fire place with raised slate hearth housing a cast iron multi fuel log burner with wooden mantel over. Two electric wall heaters and telephone point.

### Sitting Room / Dining Room

18'4" x 11'6" (5.60 x 3.51)

Dual aspect Upvc double glazed windows to front and side elevation, double panelled radiator, wood effect laminate flooring and timber effect fire surround.

### Modern Kitchen

Housing a range of wall and base units with timber effect worktop surfaces over, Natural stone splash back tiles, belling electric range cooker with five rings with warm plate, double oven and pan storage. Void for under counter fridge, fully integrated dishwasher, one and a half bowl composite sink in grey with taps over. Partially tiled walls, wood effect laminate flooring, Upvc double glazed window overlooking the rear garden and doorway allows access through to:

### Utility Room

Larger than average utility room housing a range of wall and base units, tiled splash back, void and plumbing for washing machine, dryer and freezer. Worcester free standing boiler, tiled flooring, two Upvc double glazed windows to the rear and side elevation, PVC ceiling and Upvc double glazed external door leading out to the rear garden.

### First Floor Accommodation

#### Landing

Radiator, loft access and under eaves storage cupboard.

#### Bedroom One

Upvc double glazed window to the rear elevation with views over the neighbouring countryside and Dee estuary. Walk in wardrobe with

wood effect laminate flooring, shelving, hanging rail and ceiling light. Double panelled radiator and further door leading to:

### En-Suite

White three piece suite comprising: Close coupled low flush W.C, vanity unit with inset sink basin and double sized shower with sliding doors and mains powered rainfall shower with jets and glass sliding doors. Upvc double glazed frosted window to the side elevation, PVC panelled ceiling with recessed spot lights, fixed mirror, chrome heated towel rail, fully tiled walls and tiled flooring.

### Bedroom Two

Upvc double glazed window to the front elevation overlooking the mountain, double panelled radiator, storage space to the eaves and wood effect laminate flooring.

### Bedroom Three

Upvc double glazed window to the rear elevation with views over the neighbouring countryside and Dee estuary, double panelled radiator and wood effect laminate flooring.

### Bedroom Four

Upvc double glazed window to the front elevation with views over the mountain and double panelled radiator.

### Modern Family Shower Room

9'0" x 6'5" (2.76 x 1.97)

Modern Fitted Bathroom with a walk in double shower with dual shower heads, wash basin in vanity unit and low flush W.C. Floor to ceiling Upvc shower boards, two Upvc double glazed obscure windows, radiator, Upvc click flooring, high gloss ceiling with recess spotlight and panelled walls.

### Outside

#### To The Front

The front of the property is approached via a small lawn area and parking for up to two cars, wooden gates provide access to the driveway with further parking for several cars. The remainder of the front garden is lawn for ease and bound by hedging and walling. A paved central footpath leads to the property entrance.

#### To The Rear

To the rear of the property you will find a decking area to the side housing the oil tank with a gate leading onto a further decking area with private screening and bound by fence panels. Mainly laid to lawn garden with a paved patio area which is perfect for outdoor furniture and al fresco dining and large wooden shed.

Tel: 01352 711170

### EPC Rating

E

### Council Tax Band

E

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Services

The agents have not tested the appliances listed in the particulars.

### 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. For more information call 01352 711170.

### Money Laundering Regulations

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.

### 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.

### Loans

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

### Floor plans

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Hours of Business

Monday - Friday 9.15am - 5.30pm

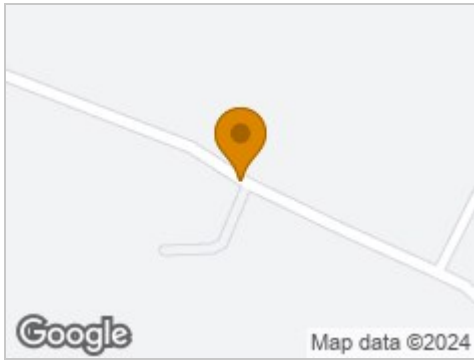
Saturday 9.15am - 4.00pm

### FREE VALUATION!

DO YOU HAVE A PROPERTY TO SELL? - Please get in touch and our dedicated team, with their marketing methods and extensive experience will be happy to help and can arrange a FREE NO OBLIGATION VALUATION for you. Our local knowledge and expertise in both residential and commercial is second to none. We are passionate about customer service being one aspect of the key to our success and going that extra mile to ensure your property is in safe hands.



## Road Map



## Hybrid Map



## Terrain Map



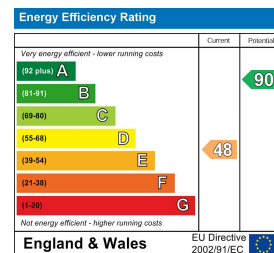
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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