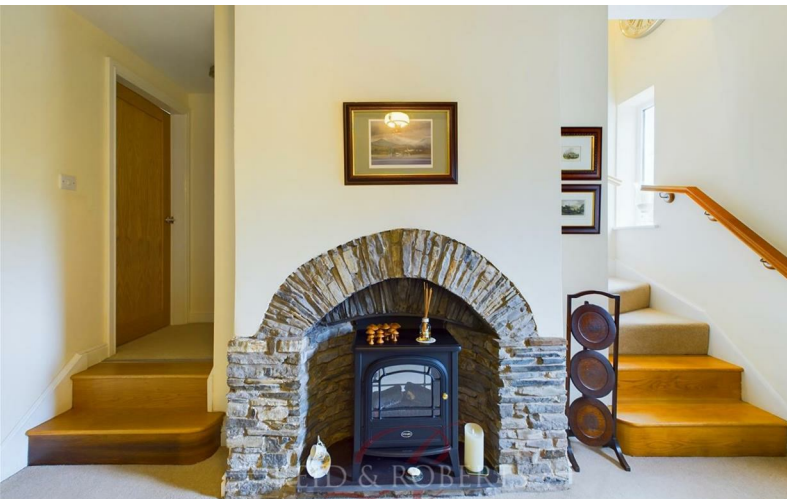




## 1 Bryn Noddfa

Mold, CH7 1YR

Offers Around £500,000



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## Accommodation Comprises

Upvc door with double glazed decorative frosted window.

## Reception Hallway

Offering a welcoming open entrance with an exceptional feature electric log burner set on a slate hearth with stone surround. Beamed ceiling, partial tiled flooring, ceiling light point, power points, double panelled radiator.

This room was formally the Dining Room and could be used as a reception room.

Stairs to the First Floor Accommodation.

## Original Entrance Hallway

Currently utilised as a cloakroom for coats and shoes with upvc double glazed window to the front elevation, partial tiled flooring, double panelled radiator, power sockets and wall light point.

Step up into:

## Lounge

Well lit open room with upvc double glazed window to the front elevation with double panelled radiator set beneath. Feature electric fire with living flame and wooden mantel, coved ceiling, telephone and TV point, power points and ceiling light point.

## Sitting Room

Offering an additional cozy space to get away from the hustle and bustle of everyday life. Accessed from the lounge with upvc double glazed window to the rear elevation, TV point, power points, Honeywell Home thermostat. Double panelled radiator set beneath the window.

## Dining Room

With a decorative living flame coal fire with granite surround and hearth with a wooden mantel, upvc double glazed window with top opener to the front elevation, double panelled radiator ceiling light point and power points.

## Kitchen

A modern fitted kitchen housing a range of wooden wall, base and drawer units and matching worktops with a feature belfast sink with mixer tap over and overlooking the stunning gardens. Integrated eye level oven and microwave, five ring gas hob with extractor fan over. Splash back tiling, tiled effect vinyl flooring and recessed spotlights. Space for free standing fridge/freezer.

Double doors lead into:

## Utility Room

Modern fitted cream wall, base and drawer units with wooden worktop over, stainless steel sink with mixer tap over, void and plumbing for washing machine and dishwasher, wall mounted 'Worcester' boiler, tiled effect vinyl flooring continues from the kitchen and into the Downstairs cloakroom. Upvc door with frosted window and upvc double glazed window to the side elevation.

## Downstairs W.C

Fitted with a two piece suite comprising of low flush w.c and wash hand basin set within a vanity unit with taps over. Matching base units and worktops to the utility room, upvc double glazed frosted window to the rear elevation, panelled radiator and splash back tiling.

## Office/Study

With feature wooden beamed ceiling, fitted floor to ceiling cupboards with ample shelving and hanging rails, textured ceiling, upvc double glazed window to the rear elevation, panelled radiator.

## Rear Porch

Upvc door with frosted window providing access to the rear gardens, a further upvc double glazed frosted window to the rear elevation with double panelled radiator set beneath, laminate effect vinyl flooring.

## First Floor Accommodation

### Spacious Landing Area

Providing a larger than average versatile space with motion detective spotlights recessed into the ceiling, upvc double glazed window to the rear elevation with double panelled radiator set beneath.

### Principle Suite

A larger than average suite with upvc double glazed windows to the front elevation overlooking far reaching views of Moel Famau, two double panelled radiators, power points, ceiling light point.

### En Suite

Comprising of a modern fitted four piece suite to include shower cubicle with mains shower attachment and upvc splash back panelling, bidet, wash hand basin with mixer tap over and low level flush. Upvc double glazed frosted window to the rear elevation, tiled effect vinyl flooring, chrome heated towel rail, double panelled radiator, recessed spotlighting and extractor fan.

### Bedroom Two

This room was the original main bedroom and has a upvc double glazed window to the front elevation overlooking stunning views of Moel Famau, fitted with a range of wardrobes with mirror sliding doors, panelled radiator, power point, textured ceiling with ceiling light point.

### Inner Landing Area

This landing area was originally the staircase before the renovation, the current vendors have kept the original staircase so that there is potential for further renovation in the future. With upvc double glazed window to the front elevation overlooking amazing views, wall light point, loft access.

Doors leading to all first floor accommodation.

### Family Bathroom

Comprising of a five piece suite to include shower cubicle with mains shower and overhead attachment, panelled bath with taps over and shower head attachment, pedestal wash hand basin, bidet and low flush w.c, partial wall tiling, upvc panelled ceiling with recessed spotlights. Upvc double glazed frosted window to the side elevation

### Bedroom Three

With upvc window to the rear elevation overlooking views of Bailey Hill, fitted with a range of wardrobes with mirrored sliding doors providing ample shelving and hanging rails and housing the water tank, loft access, textured ceiling, power points, ceiling light points and panelled radiator.

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#### Bedroom Four

With upvc double glazed window to the front elevation overlooking picturesque views of Moel Famau, fitted with a range of wardrobes with ample shelving and hanging rails, double panelled radiator, power points, textured ceiling and ceiling light point.

#### Family Shower Room

Modern fitted Shower room comprising of a three piece suite with corner shower cubicle with mains shower head attachment, wash hand basin with mixer tap over, low level flush, recessed spotlighting and tiled effect vinyl flooring, upvc splash back panelling, double panelled radiator. Upvc double glazed frosted window to the rear elevation.

#### Bedroom Five

With upvc double glazed windows to the front elevation with picturesque views of Moel Famau, loft access, ceiling light point, power point and double panelled radiator.

#### Tandem Double Garage

Housing a range of wall and base units, with belfast sink, shelving and combi boiler

#### Gardens to the Front

To the front of the property you will find a larger than average driveway which was once the children's playground it now serves as a large driveway for multiple vehicles. A feature Pergola with decking leads onto the lawned area with shrubs, bushes and flowers to the border.

#### Gardens to the Rear

To the rear of the property you will find a tiered garden which is currently mainly laid to lawn, this private rear garden allows for a summer house and mature shrubs and bushes to the borders. There are steps that lead to the patio area that can be utilized for al fresco dining.

#### EPC Rating - D

#### Council Tax Band - G

#### 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

#### 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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#### 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.

#### Viewings

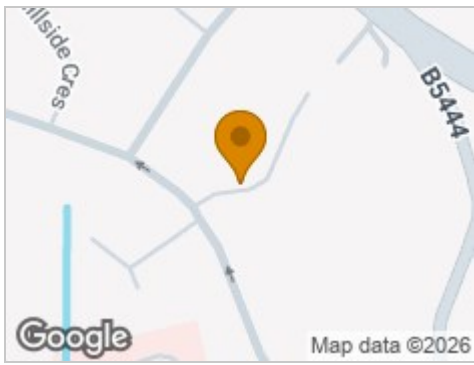
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

#### Directions

what3words///shelter.willing.specifies



## Road Map



## Hybrid Map



## Terrain Map



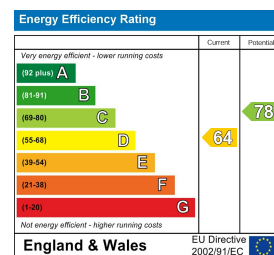
## Floor Plan



## 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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