REID & ROBERTS

INDEPENDENT ESTATE AGENTS



7 Ivy Cottages Bryn Road

Bryn-Y-Baal, Mold, CH7 6RY

£190,000

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Accommodation Comprises

The property is approached directly from the pavement via a pedestrian access ramp with metal handrails, extending over the original stepped entrance and leading to a woodgrain effect uPVC door opening into:

Entrance Porch

Carpeted flooring, wall mounted fuse box and electricity meter, textured ceiling and a wooden glazed door leading into:

Entrance Hallway

A welcoming entrance hallway featuring a decorative archway leading towards the staircase rising to the first floor accommodation. Double panel radiator, textured ceiling and central ceiling light point. Wooden glazed doors provide access to the reception rooms.

Lounge

Situated to the front elevation, the lounge features wood effect laminate flooring, textured and coved ceiling, wall light points, single panel radiator and a double glazed uPVC window with side opener overlooking the front elevation.

Second Reception Room

A versatile second reception room featuring high ceilings and decorative coving, with an electric fireplace set within a wooden surround. Two double glazed uPVC windows to the side elevation, one incorporating a top opener, allow natural light into the room. Single panel radiator, central ceiling light point, television and internet connection points. An archway opens into:

Dining Room

Continuing the high ceilings of the adjoining sitting room, the dining room provides a dedicated space for everyday dining and entertaining. Double panel radiator, central ceiling light point and double glazed uPVC window with side opener to the side elevation. A sliding wooden door leads into the kitchen, with further access to the rear porch.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink unit with mixer tap, space for an electric cooker and void and plumbing for a washing machine. Fully tiled walls, tiled flooring, central ceiling light point and a double glazed uPVC window to the rear elevation enjoying an outlook over the garden. A particularly generous understairs storage cupboard, complete with a frosted double glazed window to the side elevation, offers excellent potential to be adapted into a walk in pantry.

Rear Porch

Accessed from the dining room, the rear porch features tiled flooring, a uPVC panelled ceiling and double glazed uPVC units to the side and rear elevations. A double glazed uPVC door opens directly onto the rear garden.

First Floor Accommodation

Landing

Stairs rise from the entrance hallway to a galleried landing with a ceiling light point and loft access hatch. Doors provide access to both bedrooms, the home office or dressing room and family bathroom.

Bedroom One

A generously proportioned double bedroom offering ample space for a double bed and freestanding bedroom furniture. Carpeted flooring, wall mounted display cabinets, radiator, two ceiling light points and a double glazed uPVC window allowing natural light into the room.

Bedroom Two

A further spacious double bedroom featuring a double glazed uPVC window, carpeted flooring and central ceiling light point. The generous proportions of the room allow for a variety of furniture arrangements, with a useful recess offering space for additional storage.

Home Office / Dressing Room

A useful additional room ideally suited to use as a dedicated home office or dressing room. The room offers an opportunity to incorporate fitted shelving, wardrobe storage or a compact workstation, depending on individual requirements.

Family Bathroom

Fitted with a four piece suite comprising a panelled bath, separate corner shower cubicle with electric shower, low flush WC and wash hand basin set within a vanity unit providing additional storage. Fully tiled walls, tile effect vinyl flooring, single panel radiator, central ceiling light point, extractor fan and a frosted double glazed uPVC window to the side elevation.

External

Rear Garden

The extensive rear garden is undoubtedly one of the property's standout features, offering a considerable amount of outdoor space rarely associated with a home of this style. A paved pathway extends across the rear of the property, leading to a gravelled patio area providing space for outdoor seating and dining. Steps connect the different levels of the garden, which extend into lawned areas interspersed with established shrubs, bushes and planting, with a timber garden shed situated towards the far end. The impressive length and generous proportions of the garden offer wonderful scope for keen gardeners, families or those looking to create additional outdoor entertaining areas. There is also potential to explore extending the existing accommodation whilst retaining a substantial garden, subject to the necessary planning permissions and consents.

EPC Certificate - TBC

Council Tax Band - D

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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.

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

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

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
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









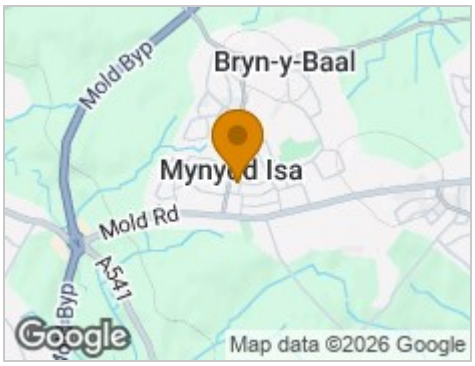
Road Map



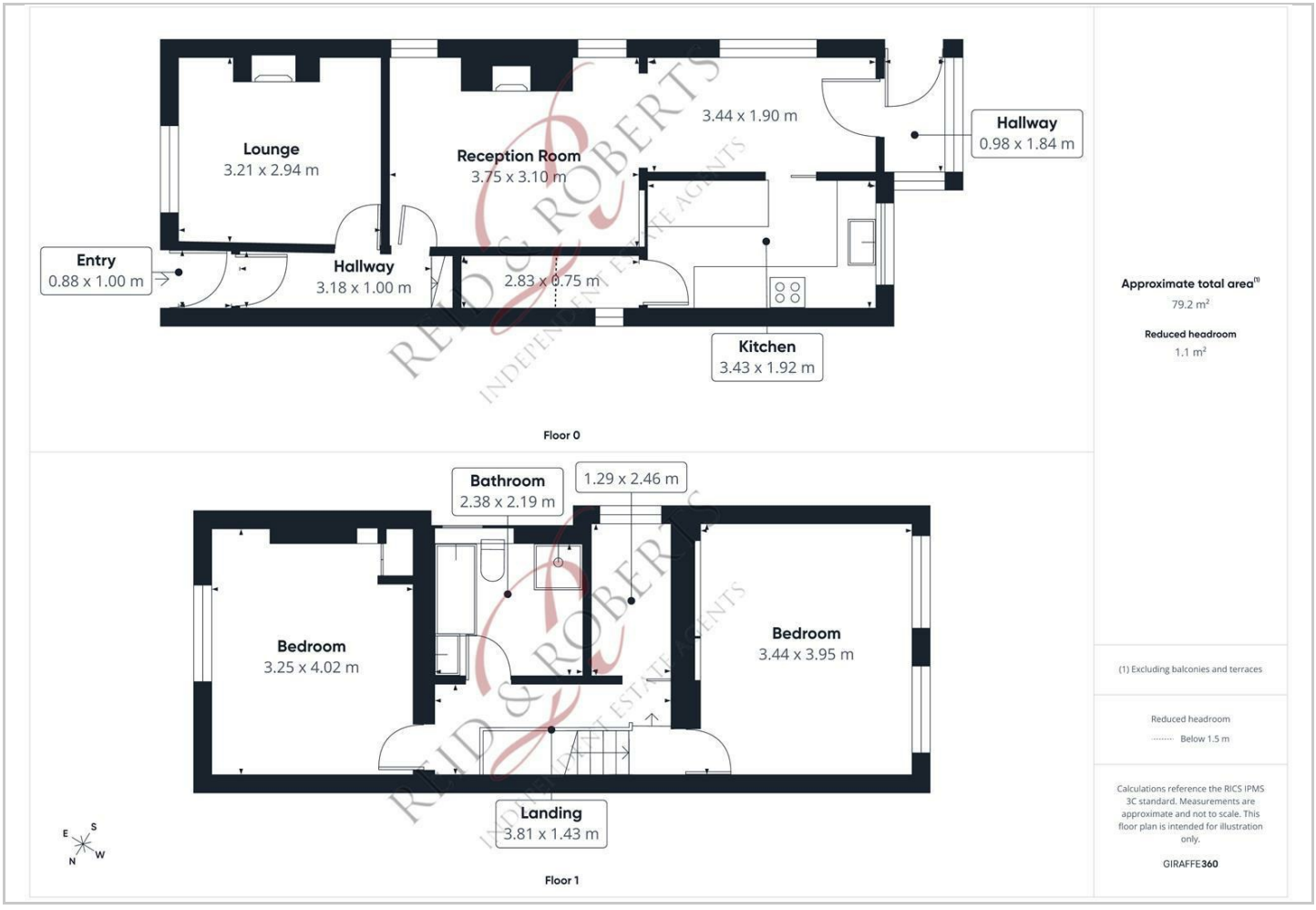
Hybrid Map



Terrain Map



Floor Plan



Viewing

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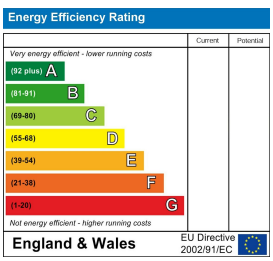
Energy Efficiency Graph



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