REID & ROBERTS

INDEPENDENT ESTATE AGENTS



5 Bryn Y Foel

Rhosesmor, Mold, CH7 6PW

Offers In The Region Of £190,000

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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this spacious and well-presented three-bedroom family home, nestled within the lovely, sought-after village of Rhosesmor. Enjoying a peaceful, rural setting, the property offers the perfect blend of countryside living, generous accommodation and versatile family spaces.

The welcoming hallway leads into a beautifully proportioned lounge with an attractive feature fireplace and French doors opening into a bright conservatory. With its glazed roof lantern and surrounding windows, this wonderful additional reception space is perfect for relaxing or entertaining.

The fitted kitchen offers ample storage, integrated cooking appliances and direct garden access. Upstairs are three bedrooms, including an exceptionally spacious principal bedroom with built-in storage, alongside a modern family shower room.

Outside, a paved driveway provides parking for up to three vehicles, whilst the low-maintenance rear garden offers a generous paved seating area, decorative gravelled borders and planted features. A detached garage provides valuable additional storage.

Offering peaceful village living, generous family accommodation and excellent outdoor space, this lovely home is not to be missed!

Accommodation Comprises

The property is approached via a paved driveway providing off-road parking for up to three vehicles. A woodgrain-effect UPVC entrance door with decorative stained glass detailing opens into a useful entrance porch

Entrance Porch

This space offers ample space for coats and shoes. A further woodgrain-effect UPVC door with decorative glazed inset leads into the hallway.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first-floor accommodation, frosted UPVC double-glazed window to the front elevation, double panel radiator, recessed spotlighting and coved ceiling. There is also a useful understairs storage cupboard.

Lounge

A beautifully proportioned and inviting reception room, offering ample space for comfortable family seating. The focal point is an attractive feature fireplace with a log-burning-style stove, complemented by decorative wallpaper, coved ceiling, wall lighting and fitted carpet. UPVC double glazed French doors open directly into the conservatory, creating a lovely flow between the living spaces.

Conservatory

A wonderful addition to the property, providing a bright and versatile second reception area with an impressive glazed roof lantern and surrounding windows allowing natural light to flood the room. Finished with tiled flooring, recessed spotlighting and fitted window blinds. UPVC double-glazed French doors open onto the rear garden, making this an ideal space for relaxing or entertaining.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and under cabinet lighting. Features include a stainless steel sink unit with mixer tap, integrated electric oven, four-ring electric hob with splashback and extractor hood over. There is also space and plumbing for a washing machine and dishwasher. A UPVC double-glazed window overlooks the rear garden, whilst a UPVC door with frosted glazed inserts provides direct access outside. Finished with tiled flooring, a double panel radiator and central ceiling light point.

First Floor Landing

Stairs rise to a spacious galleried landing with a UPVC double-glazed window to the front elevation, allowing natural light to flow through the space. Featuring recessed spotlighting, coved ceiling and a useful storage cupboard housing a radiator, ideal for use as an airing cupboard. Solid wooden doors lead to all first-floor rooms.

Principal Bedroom

An exceptionally spacious double bedroom with a UPVC double-glazed window overlooking the rear elevation. Featuring a double panel radiator, picture rail, central ceiling light point and a useful built in storage cupboard.

Family Shower Room

Fitted with a modern three-piece suite comprising a corner shower enclosure with PVC panelled walls and an electric shower with rainfall style attachment, wash hand basin set within a vanity storage unit and low-level WC. Complemented by tiled walls and flooring, a PVC panelled ceiling, heated towel rail and a frosted UPVC double-glazed window to the front elevation with decorative stained glass detailing.

Bedroom Two

A generously sized double bedroom with a UPVC double-glazed window to the rear elevation, double panel radiator, picture rail and central ceiling light point.

Bedroom Three

A single bedroom with two UPVC double-glazed windows to the front elevation, allowing plenty of natural light. Featuring a double panel radiator, picture rail, textured ceiling and central ceiling light point. Ideal as a child's bedroom, nursery or home office.

External

Rear Garden
The rear garden has been designed with ease of maintenance in mind, featuring a generous paved area ideal for outdoor seating and entertaining, complemented by decorative gravelled sections, planted borders and attractive garden features. To the rear stands a detached garage with roller shutter door, providing useful additional storage.

EPC Rating - TBC

Council Tax Band - C

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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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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

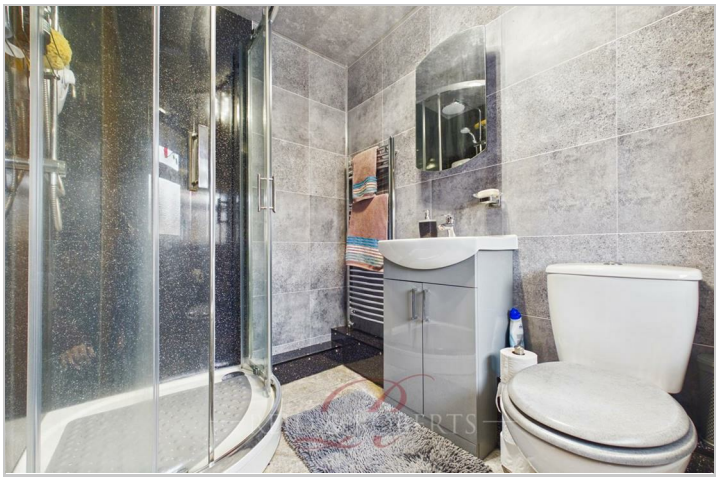
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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









Road Map



Hybrid Map



Terrain Map



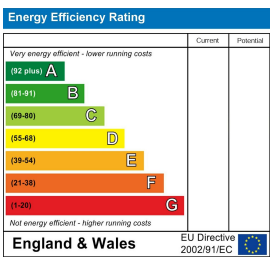
Floor Plan



Viewing

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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