



Approximate total area<sup>(1)</sup>  
958 ft<sup>2</sup>  
89 m<sup>2</sup>

Balconies and terraces  
208 ft<sup>2</sup>  
19.3 m<sup>2</sup>

Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**12 Dwyfor Avenue**  
Bryn-Y-Baal, Mold,  
CH7 6TJ

**NEW**  
**£270,000**

Situated within a quiet cul-de-sac in the sought-after village of Bryn-y-Baal, this three-bedroom detached home enjoys beautiful countryside views towards the Clwydian mountain range and offers an excellent opportunity for buyers looking to modernise and create a wonderful family home.

The accommodation briefly comprises an entrance hallway, kitchen, downstairs WC, spacious living room with French doors opening onto the rear garden, and an open dining area. To the first floor are three bedrooms, including a primary bedroom with ensuite shower room, together with a family bathroom.

Externally, the property benefits from a driveway, integral garage and an attractive tiered rear garden with patio seating area, lawn, greenhouse and established borders, all perfectly positioned to take advantage of the impressive views.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION



Bryn-y-Baal is a popular village located just outside Mold, offering a peaceful residential setting with the convenience of nearby amenities. The area is well regarded for its attractive countryside surroundings and strong community feel. The market town of Mold provides a wide range of shops, restaurants, schools and leisure facilities including the renowned theatre Clwyd, while excellent road links allow convenient access to Chester, Deeside and the wider North Wales region. The surrounding countryside also offers numerous walking routes and outdoor pursuits, making this an ideal location for those seeking a balance between village living and accessibility.

## EXTERNAL

The property is approached via a driveway providing off-road parking for one vehicle and access to an integral single garage. The frontage benefits from mature hedging and a small lawned garden, offering both privacy and attractive kerb appeal. A wooden gate provides access to the rear garden. Entry to the home is through a wooden and glazed front door beneath a sheltered porch.

## HALLWAY



The welcoming entrance hallway features wood-effect flooring, a radiator and hanging ceiling light, with glazed internal doors leading to the ground floor accommodation.

## DOWNSTAIRS W/C



Conveniently located off the hallway, the downstairs cloakroom features a WC and hand basin with tiled splashback, radiator, and obscured double-glazed window for ventilation.

## KITCHEN



Positioned to the front of the property, the kitchen is fitted with a range of wall and base units in a wood-effect finish complemented by cream work surfaces. A stainless steel sink with drainer and mixer tap sits beneath a double-glazed window overlooking the front garden. Tiled splashbacks run from floor to ceiling, and there is a glass display cabinet providing additional character. Appliances include an electric hob with oven and grill beneath, with extractor above. Space and plumbing are provided for a washing machine together with space for an under-counter fridge. A UPVC door with obscured glazing leads to the side of the property.

## LIVING ROOM



The spacious living room benefits from continued wood-effect flooring and centres around an electric fireplace with granite surround and wooden mantle. The room is enhanced by both wall-mounted and ceiling light fittings, creating a warm and inviting atmosphere. Sliding double-glazed French

doors open directly onto the rear patio and garden, allowing an abundance of natural light and offering delightful panoramic views across the surrounding countryside and towards the Clwydian mountain range.

## DINNING ROOM



Open plan from the living room, the dining area provides an excellent space for entertaining or family meals. A radiator and double-glazed window frame the impressive rear outlook, with a hanging light pendant overhead. Stairs rise from here to the first-floor accommodation.

## LANDING



The first-floor landing provides access to all bedrooms and the family bathroom it is carpeted and benefits from a airing cupboard. A loft hatch leads to a partially boarded loft space, offering additional storage.

## PRIMARY BEDROOM



A generously sized double bedroom situated to the rear of the property, enjoying far-reaching views towards the surrounding hills. The room is carpeted and includes a radiator, ceiling light pendant and double-glazed window. A door leads through to the ensuite shower room.

## ENSUITE



A generously sized double bedroom situated to the rear of the property, enjoying far-reaching views towards the surrounding hills. The room is carpeted and includes a radiator, ceiling light pendant and double-glazed window. A door leads through to the ensuite shower room.

## BEDROOM 2



A generously sized double bedroom situated to the rear of the property, enjoying far-reaching views towards the surrounding hills. The room is carpeted and includes a radiator, ceiling light pendant and double-glazed window. A door leads through to the ensuite shower room.

## BEDROOM 3



Currently arranged as a single bedroom, this room would comfortably accommodate a small double bed. The space includes a built-in wardrobe with shelving, radiator, carpeted flooring and double-glazed window

## BATHROOM



The bathroom features a large walk-in shower enclosure with modern grey tiling and accessibility handrails. The remaining walls are finished in floor-to-ceiling tiling, and the suite includes a wash basin with mirror above, WC and bidet. An obscured double-glazed window provides natural ventilation.

## GARDEN



The rear garden is arranged over two tiers and enjoys beautiful open views across the surrounding countryside and towards the Clwydian mountain range. Immediately outside the living room is a raised patio area, perfect for outdoor seating and enjoying the impressive outlook. Steps lead down to a lawned garden bordered by mature evergreen hedging for privacy. The garden also includes established planting beds, a greenhouse and garden shed, making it particularly appealing for keen gardeners. Side access leads back to the front of the property.

## GARAGE

The property benefits from an integral single garage with up-and-over door, lighting and power. The Worcester gas-fired boiler is located here, along with useful overhead storage.

## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

\* Council Tax Band E - Flintshire County Council.

## AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with

current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

## EXTRASERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

## VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

## DIRECTIONS

Cavendish Estate Agents Mold 1 High St, Mold CH71AZ - Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 0.9 mi Turn left onto Park Ave 0.6 mi Turn left onto Dwyfor Ave Destination will be on the right 203 ft 12 Dwyfor Ave Mold CH7 6TJ