

2 Rockcliffe

MS11362



**BRYN Y
BAAL**

£280,000

2 Rockcliffe, Bryn-y-Baal, MOLD, CH7 6SE
£280,000 MS11362



DESCRIPTION: If you are looking for a bright and airy home with versatile accommodation and having private gardens with far reaching views towards Moel Fammau this could be the one for you. The property briefly comprises:- welcoming entrance hall, Spacious lounge, comprehensively fitted kitchen with electric cooking range, "P" shaped conservatory overlooking the rear garden, three ground floor bedrooms and modern bathroom and two first floor bedrooms. Mostly double glazed and oil heating. There is a gas connection at the property. Wrexham Concrete patterned drive and paths. Garage. Lovely gardens ideal for alfresco dining and entertaining. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through ShottonOffice

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton Office and proceed to Queensferry. Continue through the traffic lights to the roundabout and take the fourth exit to join the expressway and proceed until exiting for Mold and continue passing Thorncliffe Building supplies on the left and continue to the lights by the Beaufort Park hotel and turn left into Chambers Lane. On reaching Bryn Y Baal after a short distance turn left into Bryn lane and immediately left again into Rockcliffe where the property will be seen on the left hand side.

LOCATION: Convenient for primary and secondary schools. Nearest town is the historic Welsh Market town of Mold with education available in the medium of Welsh or English. Convenient for the A55 link Road providing access to Chester, Liverpool and the North Wales Coast.

HEATING: Oil heating with radiators. There is a gas connection to the property.

ENTRANCE HALL: Double glazed front door and side panel. Radiator.



LOUNGE: 16' x 11' (4.88m x 3.35m) Radiator and double glazed window. A relaxing space which is flooded with light.



KITCHEN: 14' 10" x 10' (4.52m x 3.05m) Radiator and one double and one single glazed window. Plumbing for an automatic washing machine, single sink unit with storage below and a comprehensive range of matching wall and base units with work surface over. Wine racks. Electric cooking range and built in Fridge/Freezer. Cupboard housing the oil boiler. Airing cupboard. Tiled floor.



"P" SHAPED CONSERVATORY 16'(max) 8' 8 (min) x 12' 11" (max) 7' (min)(4.88m x 3.94m) Double glazed windows, French doors and patio doors. Tiled floor.



BEDROOM 1: 11' 10" x 9' (3.61m x 2.74m) Radiator and double glazed window. Fitted storage.



BEDROOM 2: 11' x 9' 11" (3.35m x 3.02m) Radiator and double glazed window.



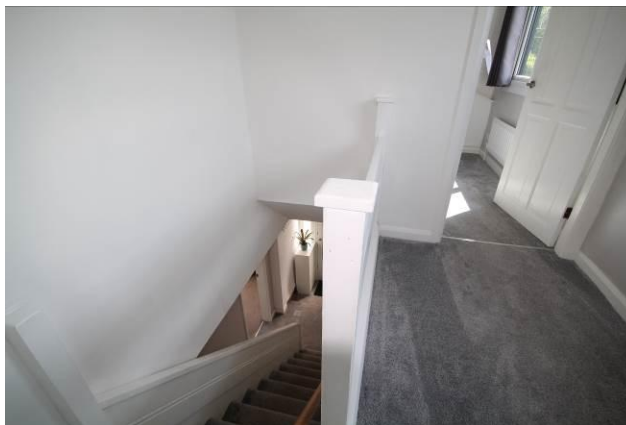
BEDROOM 3: 9' x 7' 11" (2.74m x 2.41m) Radiator and double glazed window.



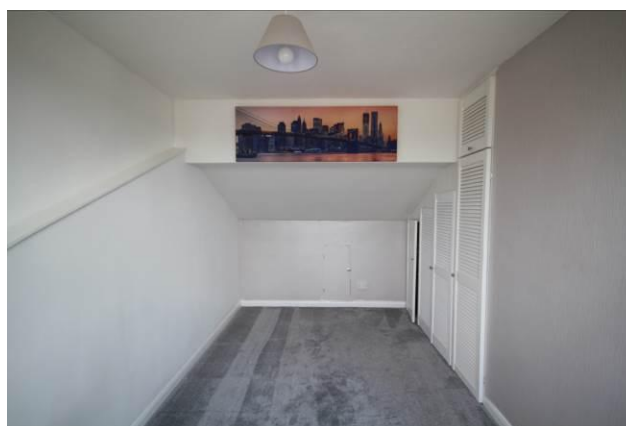
BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath. Marbrex style panelling and tiled floor.



STAIRS AND LANDING: Double glazed window with lovely views over the surrounding area.



BEDROOM 4: 14' x 8' (4.27m x 2.44m) Radiator and double glazed window. Built in storage and wardrobes.



BEDROOM 5: 14' x 8' (4.27m x 2.44m) Radiator and double glazed window. Walk in storage.



OUTSIDE: Wrexham Concrete patterns drive providing parking for several cars leads to the garage. Lawn gardens to the front and rear with established shrubs and trees. The gardens are of a good size and there is a large decked area ideal for alfresco entertaining. Water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey