

Cavendish

12 Llwynon Close, Bryn-Y-Baal

In Excess of £220,000



12 Llwynon Close

Bryn-Y-Baal, Mold

Three-bedroom detached home in Bryn y Baal cul-de-sac. Freshly carpeted, redecorated, driveway, enclosed garden. Near primary school, Buckley, Mould, A55. Ideal for families or investors.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-bedroom detached family home.
- No Onward Chain
- Situated in a residential cul-de-sac in Bryn y Baal Village.
- Spacious living room with attractive bay window and feature fireplace.
- Practical kitchen and dining area with beech-effect units.
- Freshly carpeted throughout, with several rooms recently redecorated.
- Family bathroom with mains-fed shower over the bath.
- Driveway parking for two vehicles, with additional on-street parking.
- Rear garden with lawn and useful side access.
- Conveniently positioned close to Argoed High School and excellent road links towards the A55, Mold and Buckley.

Entrance hallway
5' 10" x 3' 7" (1.77m x 1.08m)
Accessed through a UPVC double-glazed entrance door, the welcoming hallway immediately benefits from the fresh presentation found throughout much of the property. Newly fitted carpeting continues underfoot, complemented by a radiator and ceiling pendant lighting. There is useful space for coats and everyday storage, while a glazed wooden door leads through to the main living room.

Living room
14' 9" x 10' 9" (4.50m x 3.28m)
The living room is a particularly well-proportioned reception space, enjoying plenty of natural light from the large double-glazed bay window to the front elevation. Recently redecorated in a neutral colour scheme, with fresh carpeting underfoot, the room offers a comfortable setting for relaxing with family or entertaining guests. A feature fireplace provides an attractive focal point, incorporating a marble surround and white-painted wooden mantel. The gas supply to the fire has been disconnected, allowing the space to be enjoyed as it is or considered for alternative decorative possibilities. A radiator, ceiling pendant lighting and smoke alarm complete the room, while a further glazed wooden door opens into the kitchen and dining area.

Kitchen Diner
9' 2" x 14' 7" (2.80m x 4.45m)
The kitchen and dining area provide a practical space with scope for a new owner to personalise and create a finish to their own taste. Fitted with a range of beech-effect wall and base units, complemented by contrasting black work surfaces, the kitchen incorporates a gas hob, oven and stainless-steel extractor hood. There is also a stainless-steel sink with drainer, tiled splashbacks and space for a washing machine. A newly installed Worcester gas boiler is housed within the kitchen. The dining area provides space for a table and chairs, with a rear-facing double-glazed window overlooking the garden. There is a radiator, under-stairs storage cupboard and useful additional household storage. Adjustable ceiling spotlights provide illumination, while a UPVC double-glazed door













FRONT GARDEN

Situated within a quiet cul-de-sac, the property is approached via a concrete driveway providing off-road parking for two vehicles, with additional on-street parking available. The front garden is laid to gravel and complemented by established hedging, creating an attractive approach while offering a good degree of privacy.

GARDEN

The rear garden is a manageable outdoor space, ideal for those looking for somewhere to relax or enjoy outdoor dining without the demands of a particularly large garden. A concrete pathway leads from the kitchen door, with a lawned area providing a pleasant balance of greenery and usable outside space. Timber fencing and established boundaries enclose the garden, which enjoys a good degree of privacy and is not directly overlooked. There is also useful side access leading back towards the front of the property.

DRIVEWAY

2 Parking Spaces

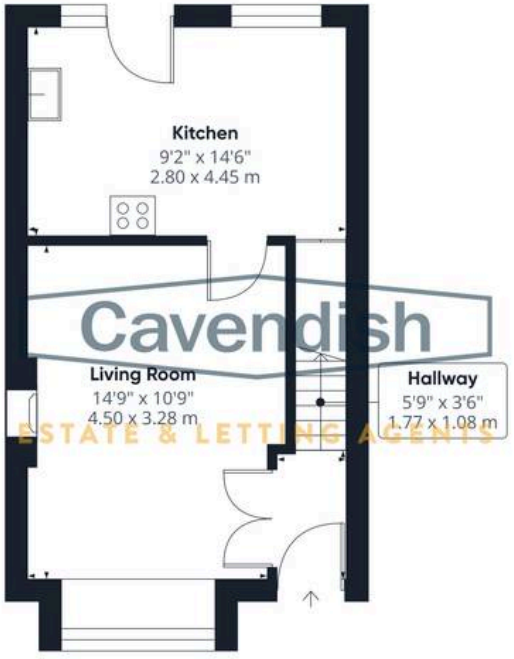
To the front, the property benefits from a concrete driveway providing parking for two vehicles, with further on-street parking available.


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Floor 0



Floor 1



Approximate total area(1)

694 ft²

64.4 m²

(1) Excluding balconies and terraces

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

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