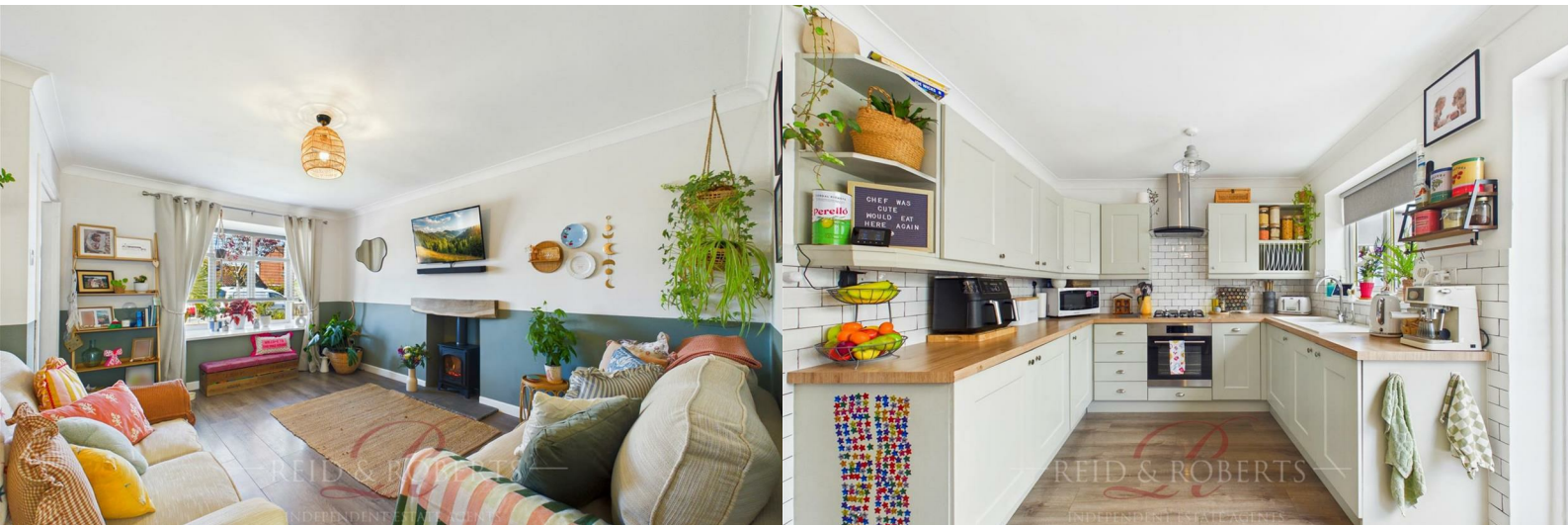




## 10 Ffordd Ogwen

Bryn-Y-Baal, Mold, CH7 6NE

Asking Price £290,000



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## Accommodation Comprises

The property is approached via a paved driveway providing off-road parking for one vehicle, leading to a garage. A composite entrance door with decorative glazing opens into:

### Entrance Hallway

A welcoming and spacious entrance hall featuring wood-effect laminate flooring, coved ceiling, modern grey radiator, and stairs rising to the first floor. Open access leads into the lounge.

### Lounge

A generously proportioned living space featuring a charming gas-fired log-effect burner set upon a slate hearth with a solid wooden mantle, creating an attractive focal point. A deep bay window to the front elevation, fitted with decorative inset double-glazed wooden units, floods the room with natural light and offers excellent potential for a cosy window seat. The room is finished with wood-effect laminate flooring, a coved ceiling, modern vertical radiator, and central ceiling light points, completing this warm and inviting space.

### Kitchen

A beautifully appointed and thoughtfully designed kitchen, fitted with an extensive range of stylish wall and base units complemented by attractive wood-effect work surfaces, creating both a practical and visually appealing space. At its heart is a one-and-a-half bowl composite sink with drainer and sleek mixer tap, alongside an integrated dishwasher, electric oven, and four-ring gas hob with extractor hood above, perfectly suited to modern day living. Elegant splashback tiling enhances the finish, while there is ample room for a breakfast table, making this a welcoming hub for everyday dining and socialising. Further benefits include a contemporary grey radiator and a cleverly concealed under-stairs storage cupboard, adding to the kitchen's functionality without compromising on style.

### Conservatory / Dining Room

A wonderfully versatile and light-filled space, currently arranged as a dining and playroom, offering the flexibility to adapt effortlessly to a variety of lifestyle needs. Constructed with Upvc double glazed windows set upon a dwarf brick wall, this room enjoys an abundance of natural light, while double patio doors provide a seamless connection to the rear garden, perfect for indoor-outdoor living and entertaining. Finished with stylish wood-effect flooring, three contemporary column radiator, and ample power points, this inviting room is both practical and full of potential, making it an ideal extension of the home's living space.

### Rear Porch

Accessed via the kitchen area this room flows effortlessly with continuation of wood-effect flooring and composite door leading to the rear garden. Provides access to:

### Ground Floor WC

Fitted with a low flush WC and wash hand basin set within a vanity unit. Features include splashback tiling, decorative tiled flooring, modern grey radiator, central ceiling light point, and a frosted Upvc double glazed window.

### Utility Room

A highly practical and well-equipped utility space, thoughtfully designed to complement the needs of modern living. Offering plumbing for both a washing machine and tumble dryer, the room also features a fitted base unit with work surface, incorporating a stainless steel sink with mixer tap and stylish splashback tiling. There is ample space to accommodate an American-style fridge freezer, while built-in storage cupboards provide excellent organisation and functionality. Finished with durable tiled flooring and a contemporary grey radiator, the space is further enhanced by convenient access to the garage, making it an invaluable extension of the home.

### Garage

With up-and-over door, power and lighting, and additional loft access for storage.

## First Floor Comprises

### First Floor Landing

L-shaped gallery landing with coved ceiling, loft access, modern grey radiator, and a double glazed wooden window to the side elevation. Doors lead to all bedrooms and bathroom.

### Bedroom One

A spacious double bedroom with built-in mirrored sliding wardrobes. Features a double glazed Upvc window to the front elevation with open views across the surrounding hillside, modern grey radiator, wall light points, and central ceiling light.

### Bedroom Two

A good-sized double room with a double glazed wooden window to the rear elevation, modern grey radiator, coved ceiling, and central ceiling light point.

### Bedroom Three

A single bedroom currently used as a nursery. Includes a double glazed wooden window to the front elevation with hillside views, modern grey radiator, coved ceiling, and central ceiling light point.

### Family Bathroom

Fitted with a modern three-piece suite comprising a P-shaped panelled bath with mains waterfall shower and handheld attachment, floating wash hand basin with mixer tap, and low flush WC. Finished with tiled flooring, partial wall tiling, recessed spotlights, heated towel rail, extractor fan, and a frosted double glazed window to the rear elevation.

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### Rear Garden

The rear garden is a beautifully landscaped and wonderfully private retreat, designed to be enjoyed throughout the seasons. A paved patio area provides the perfect spot for al fresco dining, while a charming stepping stone pathway meanders across the lawn, guiding you to a tranquil pond that adds a real sense of calm and character. A raised decking area with pergola creates an inviting space for relaxing or entertaining, making this garden ideal for hosting family and friends. Surrounded by mature shrubs and established planting, the space feels peaceful and secluded, while a convenient side access gate leads through to the front of the property, completing this delightful outdoor setting.

### EPC Rating - E

### Council Tax Band - E

### Would you like to arrange a viewing?

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.

### Do You Have A Property To Sell?

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

### Loans and Repayments

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

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### 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

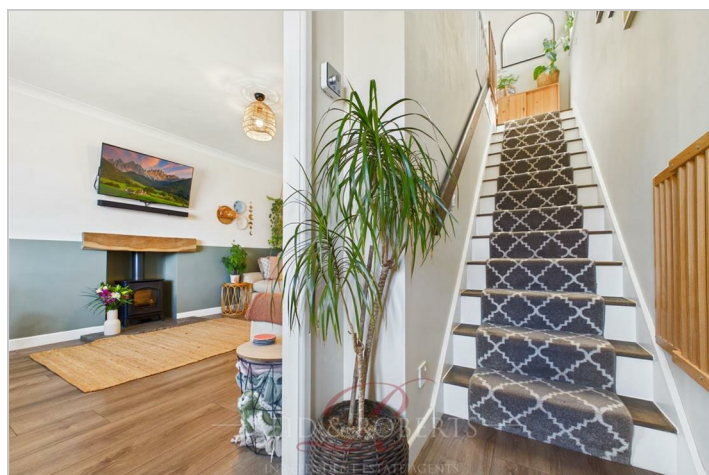
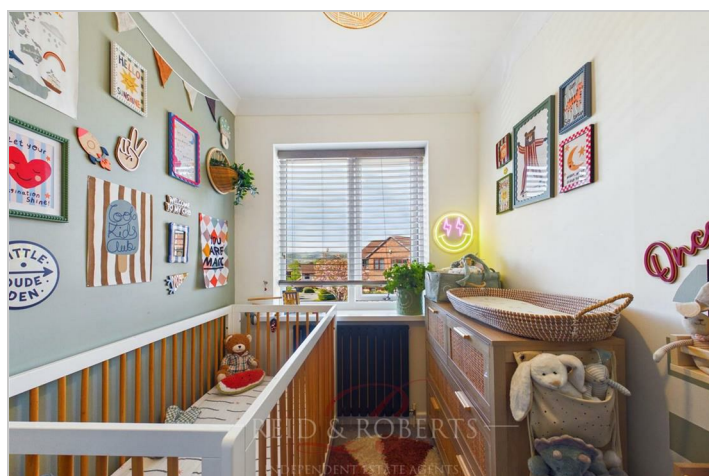
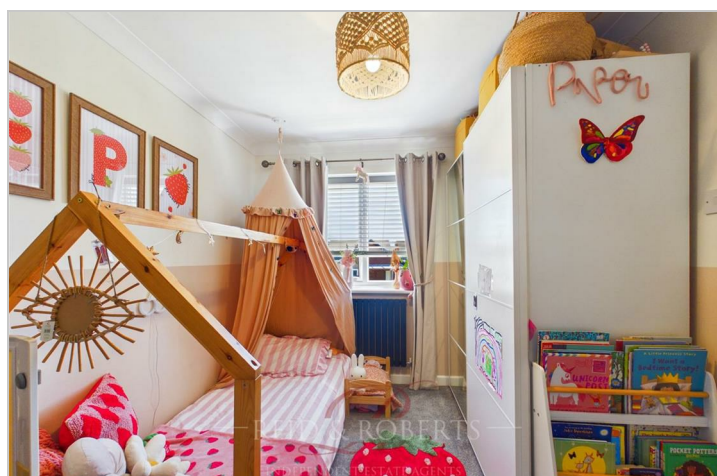
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.



Road Map



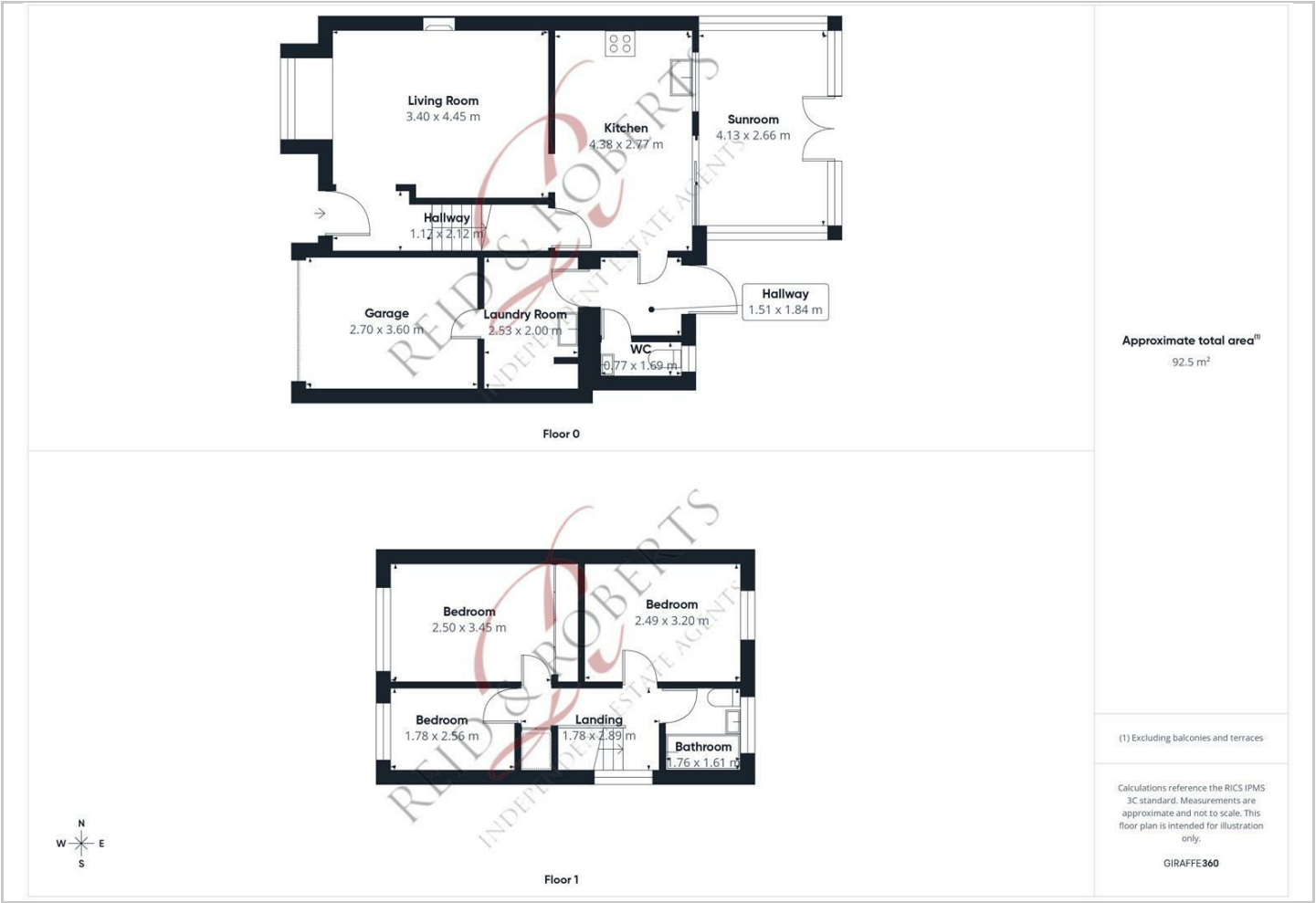
Hybrid Map



Terrain Map



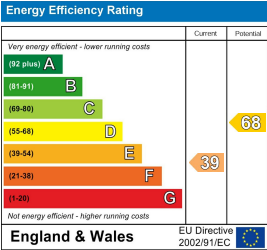
Floor Plan



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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