



## Craig Dyffryn Village Road

Eryrys, Mold, CH7 4BX

£350,000





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## Accommodation Comprises

The property is set behind a stone boundary wall with an opening leading to a tarmac driveway, offering parking for several vehicles. An electric vehicle charging point is installed. The driveway extends to the side of the property and leads to a substantial two storey garage/workshop.

To the side, double gates open to a footpath giving direct access to common land. The bungalow also benefits from a stone facade, an outdoor shed (with potential to convert into a seating area), and a concrete ramp leading to the main entrance.

## Reception Hallway

The property is entered via a wooden front door with decorative frosted glass panels and matching side panels. Inside, a generously proportioned L-shaped hallway welcomes you, featuring textured and coved ceilings, wood effect laminate flooring, and a double panel radiator. The hallway provides access to all principal rooms.

## Lounge

A spacious and inviting reception room with a feature log burner (installed four years ago) inset on a slate hearth. Alcoves are fitted with shelving and log storage. The room is finished with textured and coved ceilings and a large wood framed double glazed window to the front elevation, framing views across open countryside.

## Dining Room

A bright and airy space with sliding patio doors that open onto the rear patio and overlook the garden and nature reserve. The room is left without flooring, allowing buyers to add their own style. An archway leads through to the kitchen, offering an open flow between the two rooms.

## Kitchen

Fitted with a range of wooden wall and base units, complementary work surfaces, and tiled splashbacks, the kitchen also features a breakfast bar area. Appliances include a built in electric oven, hob with extractor over, integrated dishwasher, and space for a fridge freezer and washing machine. A wood framed double glazed window overlooks the rear garden, and a wooden door with frosted glazing provides direct access outside. This space could easily be opened further to create a large, modern open plan kitchen/dining area.

## Principle Bedroom

A well proportioned double bedroom with views over the rear garden. Features include a TV aerial point, single panel radiator, and ample space for bedroom furniture. Door leading to:

## En-Suite

The en-suite is currently arranged as a wet room, with low flush W.C, wall mounted wash basin, and electric shower. Fully tiled walls and flooring complete the space, which would benefit from updating.

## Second Bedroom

A large double bedroom with wood effect laminate flooring, textured ceiling with loft access, single panel radiator, and a wood framed double glazed window to the front elevation. This room is currently used as a home office/studio.

## Third Bedroom

Another generous double room with wood effect laminate flooring, single panel radiator, textured ceiling, and a wood framed double glazed window to the front.

## Family Bathroom

A four piece suite comprising a large corner bath, low flush W.C, bidet, and pedestal wash basin. The room has part tiled walls, lino flooring, a single panel radiator, and a frosted wood framed double glazed window to the side elevation.

## Gardens

The gardens are a true feature of this property. From the dining room and kitchen, a patio area enjoys elevated views over the garden and nature reserve. A concrete pathway zigzags down through lawns, rockery borders, and wildflower planting.

A decked pathway provides access to the upper garage door, while further down the garden a second pathway leads to a block paved patio enclosed by a curved stone wall, directly overlooking the nature reserve, a truly perfect spot to relax and take in the scenery.

The garden also features mature trees, flowering shrubs, and ample scope for landscaping into formal gardens, wildflower meadows, or themed planting schemes.

## Log Cabin

Built around four years ago as a dedicated art studio, the fully insulated log cabin features wood flooring, pitched roof with polycarbonate sheeting, wood framed double glazed windows, and double doors opening to the garden. A covered pergola style seating area extends from the front, making this an ideal creative space, entertaining area, or potential guest accommodation (subject to necessary permissions).

Tel: 01352 700070

### Two Storey Garage & Workshop

The garage offers exceptional versatility, with light and power, concrete flooring, and a pull out front door. Currently used as a workshop and storage area, the lower level can be accessed from the garden and includes wood effect flooring and shelving, ideal for home business use, hobbies, or conversion (subject to planning).

### What Three Words

///included.buzzing.waged instead.

### EPC Rating E

### Council Tax Band F

Denbighshire Council

### 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.

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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

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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

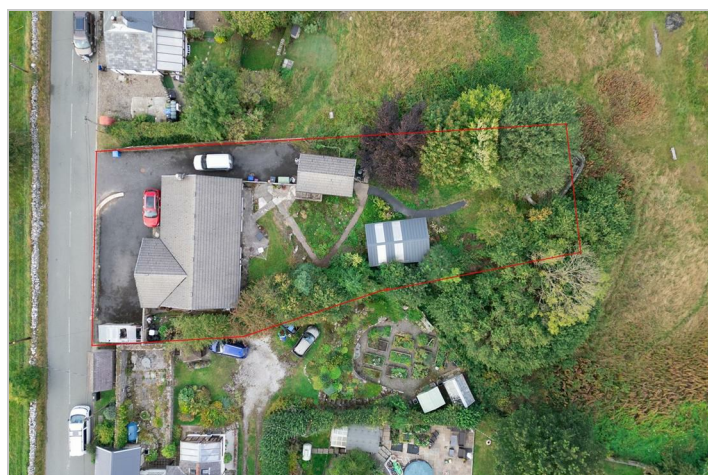
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.

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Road Map



Hybrid Map



Terrain Map



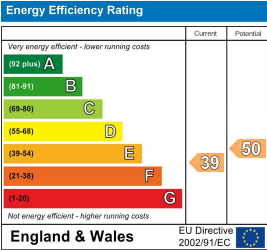
Floor Plan



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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