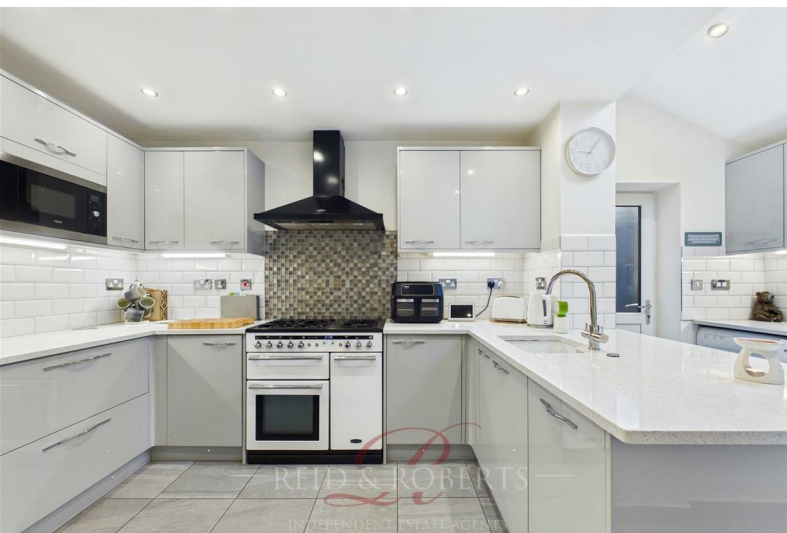




## 7 Dwyfor Avenue

Bryn-Y-Baal, Mold, CH7 6TJ

Offers Over £290,000



# 7 Dwyfor Avenue

Bryn-Y-Baal, Mold, CH7 6TJ

## Offers Over £290,000



### Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully extended three-bedroom detached family home, situated within the sought-after village of Bryn y Baal, Mold. Offering generous and flexible living space throughout, this property is perfectly suited to modern family life.

The ground floor provides a warm and welcoming feel, with well-proportioned living areas that flow naturally from one space to the next. The main reception room offers a comfortable setting to relax and unwind, while the dining area creates an ideal space for entertaining and family gatherings. To the rear, the impressive extension enhances the overall footprint of the home, delivering an additional reception area filled with natural light and enjoying access to the garden — perfect as a snug, playroom or further sitting room.

A standout feature is the converted garage, now fully insulated and transformed into a versatile additional room. Whether used as an entertaining space, home office, hobby room or occasional bedroom, it offers excellent flexibility to suit a range of needs. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with three genuine double bedrooms, including a spacious principal bedroom benefitting from its own ensuite. The family bathroom has been stylishly updated with a contemporary finish, complementing the overall presentation of the home.

Externally, the property enjoys a pleasant rear garden ideal for outdoor dining and relaxation.

Bryn y Baal is a popular residential village offering a strong community feel while being just a short drive from Mold town centre, where a range of shops, cafes, restaurants and reputable schools can be found. The area also benefits from excellent access to the A55, making it ideal for commuters to Chester, Wrexham and surrounding areas, all whilst enjoying nearby countryside walks.

Viewing is highly recommended.

### Accommodation Comprises

#### Entrance Hallway

The property is accessed via a double glazed UPVC entrance door with frosted glass inset, leading into a welcoming hallway. The hallway features wood effect laminate flooring, a textured and coved ceiling with central light point and courtesy lighting, and provides access to the main ground floor accommodation.

#### Lounge

Positioned to the front of the property is a fantastic sized lounge, offering a comfortable and inviting living space. The room benefits from a double glazed UPVC window to the front elevation, wood effect laminate flooring, and a textured and coved ceiling with two central light points. A stone effect gas fire set on a marble hearth with matching surround and mantle creates an attractive focal point. Additional features include a TV aerial socket, telephone point and single panel radiator.

#### Dining Room

The dining room provides an excellent space for family entertaining, comfortably accommodating a large dining table and chairs. It features wood effect laminate flooring, a textured and coved ceiling with central light point, and a double panel radiator, creating a practical yet sociable setting.

#### Rear Extension

To the rear of the property is a fantastic extension, currently utilised as a playroom/snug style space but easily adaptable as a separate dining room or additional reception area if required. The room benefits from double glazed UPVC windows to the rear elevation and double glazed UPVC patio doors leading out onto the rear patio. Further features include tiled flooring, inset spotlights, a central ceiling light point and a TV aerial socket, making it a versatile addition to the home.

#### Kitchen

The heart of this exceptional home is the stunning, recently installed designer kitchen, a beautifully curated space that exudes quality, sophistication and modern elegance. Crafted with an extensive range of high-gloss, soft-close cabinetry, the kitchen is finished with striking granite work surfaces that provide both durability and refined luxury. An inset sink with sleek mixer tap sits seamlessly within the worktop, while recessed spotlighting and subtle under-cabinet lighting create a warm, ambient glow

that enhances the clean architectural lines of the space. Designed for both serious cooking and stylish entertaining, the kitchen offers space for a range-style cooker with extractor hood, alongside integrated appliances including a built-in dishwasher and microwave for a streamlined finish. A bespoke breakfast bar provides an inviting focal point, perfect for casual dining, morning coffee, or entertaining guests. High-quality tiled flooring runs throughout, reinforcing the sense of cohesion and premium finish.

#### Utility Room

Flowing effortlessly from the main kitchen is a dedicated utility space, thoughtfully designed to maintain the open-plan aesthetic while offering practical separation. Overlooking the rear garden via a double-glazed window and providing direct access outside, this light-filled space continues the luxury specification with matching granite worktops, coordinating cabinetry, and ambient lighting. There is void and plumbing for laundry appliances, as well as additional space for a fridge freezer, all discreetly integrated to maintain the clean, contemporary look.

#### Converted Garage

The former garage has been converted into a fully insulated and versatile entertaining space, currently arranged as a bar area. It includes built-in shelving, recess space for two fridges, inset spot lighting and an extractor fan. This flexible room could easily be repurposed as a playroom, home office or occasional bedroom if required.

#### Downstairs WC

Completing the ground floor is a convenient downstairs WC, fitted with a low flush WC and wash hand basin. The room benefits from splashback tiling, wood effect laminate flooring, a textured and coved ceiling with central light point, a single panel radiator, and a frosted double glazed UPVC window to the front elevation.

#### First Floor Accommodation

##### Landing

The staircase rises from the ground floor to the first floor landing, which features a double glazed UPVC window to the side elevation allowing natural light to flow in. Doors lead from the landing to all three bedrooms and the family bathroom.

##### Main Bedroom

The principal bedroom is a spacious double located to the rear of the property, with a double glazed UPVC window with side openers overlooking the rear elevation. The room benefits from wood effect laminate flooring, a textured and coved ceiling, TV aerial socket and ample space for wardrobes. Access leads through to the ensuite.

##### En Suite

The ensuite is fitted with a two-piece suite comprising a shower cubicle with waterfall shower attachment and a wash hand basin set within a vanity unit. The room also benefits from tiled walls and flooring, a chrome heated towel rail, PVC panelled ceiling and a frosted window to the side elevation.

##### Second Bedroom

Bedroom two is a good size double, featuring a double glazed UPVC window with side openers to the front elevation. The room benefits from wood effect laminate flooring, a textured ceiling and a single panel radiator.

##### Third Bedroom

Bedroom three is again a generous double, particularly impressive for a property of this type. It benefits from two built-in storage cupboards, allowing excellent usable floor space for bedroom furniture. There is a double glazed UPVC window to the rear elevation, a single panel radiator, wood effect laminate flooring and a textured ceiling.

##### Family Bathroom

The family bathroom has been recently fitted with a modern three-piece suite comprising a panelled bath with waterfall mixer tap and additional handheld shower attachment, a low flush WC, and a wash hand basin set within a vanity unit with mixer tap over. The room is finished with fully tiled walls, tiled flooring, a tongue and groove PVC panelled ceiling with inset spotlights, and a matt black heated towel rail. A frosted double glazed UPVC window to the front elevation provides natural light and privacy, and built-in shelving set within a wall recess adds a useful and decorative feature.

##### External

Tel: 01352 700070

### Rear Garden

To the rear of the property is a fully enclosed, low-maintenance paved garden providing a private and practical outdoor space. The area is laid with patio slabs, offering ample room for outdoor seating and entertaining. Timber fencing to the boundaries creates a sense of privacy, while double patio doors open directly into the property, allowing for an easy indoor-outdoor flow during the warmer months. There is also the added benefit of a useful outbuilding, ideal for storage.

### Off Road Parking

The property benefits from generous off-road parking to the rear, providing ample space for multiple vehicles. The driveway area is easily accessible and offers convenient, private parking away from the roadside.

### EPC Rating C

### Council Tax Band E

### Loans and Repayments

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

### 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

### 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

### 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.

### 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.

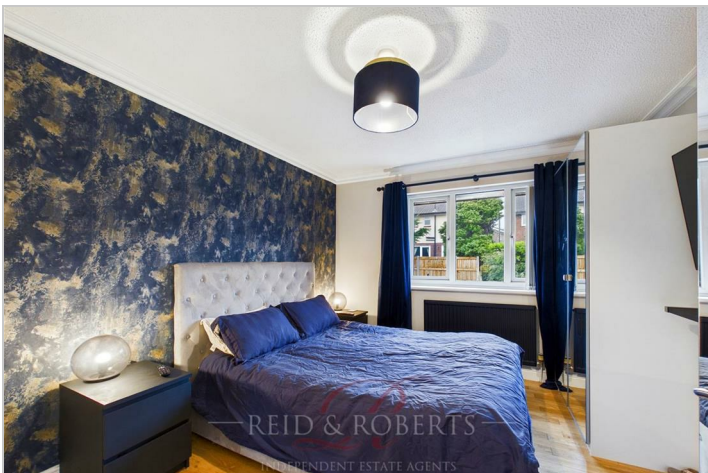
### Services

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



## Road Map



## Hybrid Map



## Terrain Map



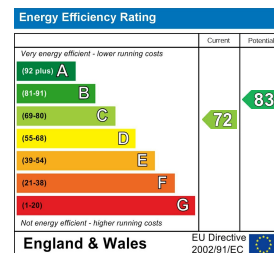
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.