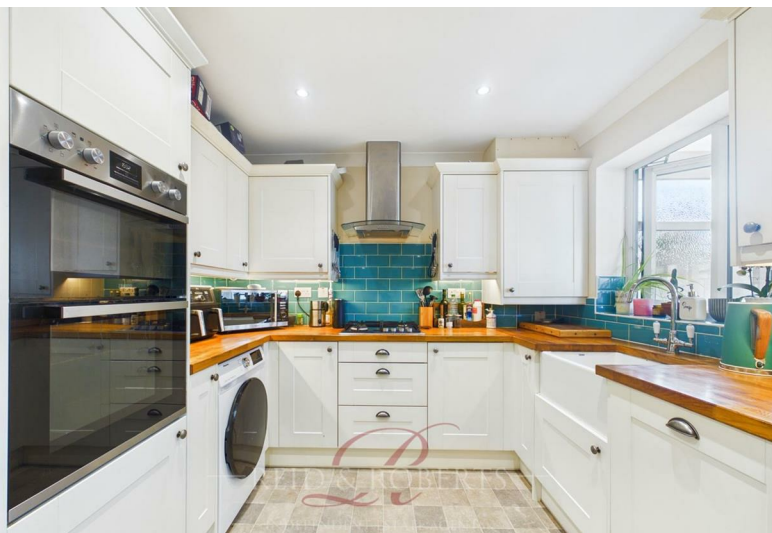




## 2 Llwynon Close

Bryn-Y-Baal, Mold, CH7 6TN

Offers Over £240,000



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## Property Description Summary

Reid & Roberts are delighted to present this spacious three-bedroom detached family home, occupying a generous corner plot within a popular and well-established residential location. Offering versatile accommodation throughout, together with extensive wraparound gardens, ample off-road parking and a detached garage, this property presents an excellent opportunity for a wide range of purchasers, particularly those looking for a home they can personalise and enhance over time.

The property offers well-proportioned accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hallway, a bright bay-fronted lounge, a fitted kitchen/breakfast room and a versatile conservatory overlooking the rear garden, providing additional living space that can be adapted to suit a variety of needs. To the first floor are three bedrooms and a family bathroom, offering comfortable accommodation for families, professionals or those looking to upsize.

A particular feature of the property is the generous outdoor space. Occupying a substantial corner plot, the home benefits from extensive wraparound gardens, providing excellent space for children, pets, gardening enthusiasts and outdoor entertaining. The sizeable side garden currently incorporates a carport and offers exciting potential for extension, landscaping or further development, subject to the necessary planning permissions.

To the front, a generous driveway provides off-road parking for multiple vehicles and has been extended to incorporate additional gravelled parking areas. The detached garage offers useful storage or workshop space, further enhancing the property's appeal.

With spacious accommodation, substantial gardens, excellent parking provisions and significant scope for improvement and future development, this detached home presents a fantastic opportunity for purchasers seeking a property with potential in a convenient and sought-after residential location.

## Accommodation Comprises:

The property is approached via a UPVC front entrance door with decorative double-glazed frosted panels into:

### Hallway

The hallway benefits from attractive solid oak flooring, a radiator, ceiling light point and staircase rising to the first-floor accommodation. Double wooden doors with glazed frosted panels provide access into the principal living accommodation.

### Lounge

The lounge is a bright and inviting reception room, featuring a continuation of the solid oak flooring and a charming box bay window to the front elevation, allowing plenty of natural light to flood the room. Further benefits include coving to the ceiling, a central ceiling light point, radiator, television point and telephone point, creating a comfortable and practical living space.

### Kitchen/Dining Room

The kitchen/dining room is fitted with a range of wall and base units

complemented by wooden work surfaces and an inset Belfast-style sink with mixer tap. Integrated appliances include an eye-level oven and grill, four-ring gas hob with stainless steel extractor canopy above and a built-in dishwasher, with additional space for a fridge/freezer. Decorative brick-style splashback tiling, inset ceiling spotlights and coving enhance the room, whilst a useful understairs storage cupboard houses the fuse board and wall-mounted thermostat controls. A rear-facing double-glazed window overlooks the conservatory, and a UPVC door provides direct access.

### Conservatory

The conservatory offers an excellent additional reception space and is constructed upon a dwarf brick wall with double-glazed UPVC units beneath a vaulted polycarbonate roof. Benefiting from light and power, this versatile room enjoys pleasant views over the rear garden and features French doors opening directly onto the patio, making it ideal for both everyday use and entertaining.

### First Floor Accommodation

#### Landing

To the first floor, the landing is naturally illuminated by a side-facing double-glazed window and provides loft access, a ceiling light point, smoke alarm and a useful over-stairs storage cupboard.

#### Bedroom One

The principal bedroom is a generous double room positioned to the front of the property. The room benefits from fitted wardrobes providing ample hanging and shelving space, together with a radiator, television point, coving and a central ceiling light.

#### Bedroom Two

Bedroom Two is another spacious double bedroom overlooking the rear garden. The room features a radiator, television point and ceiling light point, creating a comfortable and versatile space suitable for a variety of uses.

#### Bedroom Three

Bedroom Three is currently utilised as a home office but would equally serve as a child's bedroom, nursery or dressing room. The room enjoys a front-facing aspect and benefits from radiator, coving and ceiling light point.

#### Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. A wall-mounted electric rainfall shower is positioned above the bath, complemented by fully tiled walls, vinyl flooring, extractor fan and a frosted double-glazed window to the rear elevation.

#### Outside

#### To The Front

Externally, the property occupies an enviable corner plot with extensive outdoor space surrounding the home. To the front, a generous driveway provides off-road parking for approximately four vehicles, having been extended by the current owners to incorporate additional gravelled parking areas.

Tel: 01352 700070

### To The Rear

The rear garden is predominantly laid to lawn with patio seating areas and pathways leading around the property. Access is provided to the detached garage, whilst the substantial side garden currently accommodates a carport and offers exceptional potential for extension, landscaping or further parking, subject to the relevant permissions. The gardens are enclosed by panel fencing, creating a safe and private environment ideal for families and outdoor entertaining.

### Single Garage

Up and over door, light and power.

### EPC - D

### Council Tax Band - D

### 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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

### Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



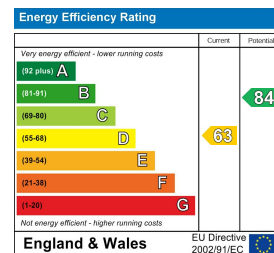
## Floor Plan



## 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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