



## 29 Coed Y Graig

Penymynydd, Penymynydd, CH4 0XD

£290,000





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### Property Description

Reid & Roberts Estate and Letting Agents are delighted to welcome to the market this exceptional three-bedroom detached home, offering a great balance of space, sophistication, and practicality. Set within one of the area's most sought-after residential locations, this beautifully maintained residence has been thoughtfully enhanced and lovingly cared for, presenting the perfect opportunity for a growing family to move straight in and enjoy everything this outstanding home has to offer.

From the moment you step inside, the quality and care that have gone into this home are immediately apparent. Spacious and stylish, the ground floor accommodation offers an ideal layout for modern living. The welcoming entrance porch and hallway lead into a bright and generously proportioned lounge and formal dining room, both perfect for relaxing and entertaining. The addition of a solid-roofed conservatory provides year-round enjoyment of the garden and further enhances the already impressive living space. The contemporary kitchen is well-appointed with a range of quality units, complemented by a separate utility room for added convenience. A downstairs cloakroom and a versatile study, ideal for home working or use as a playroom or snug complete the ground floor accommodation, offering flexibility for evolving family needs. Upstairs, the property continues to impress with three double bedrooms, all tastefully decorated. The principal bedroom benefits from its own private en suite, while the remaining bedrooms are served by a sleek and modern family shower room.

Externally, the home boasts off-road parking for up to three vehicles and convenient side access to the rear. The exceptional rear garden has been cleverly landscaped across tiered levels and finished with artificial grass, offering a low-maintenance outdoor space that's perfect for children, pets, and entertaining, allowing you to enjoy the outdoors without the upkeep.

### Accommodation Comprises

Approached via a block-paved driveway with space for up to three vehicles, the property welcomes you with a UPVC sliding door opening into:

#### Porch

featuring exposed brickwork, tiled flooring, tongue-and-groove ceiling, and a wall-mounted letterbox. A composite wood-effect door with decorative frosted glass insets leads into the entrance hallway.

#### Entrance Hallway

With stairs rising to the first floor accommodation wood-effect laminate flooring and a textured, coved ceiling set the tone for the home's tasteful interiors.

#### Lounge

The spacious living room features a large UPVC bay window fitted with shutter blinds, coved ceiling, dado rail, two double panel radiators, and a coal-effect gas fire set on a marble hearth with matching surround and wooden mantle.

#### Dining Room

Double glass-panelled doors lead into the adjoining dining room, which offers a continuation of the stylish flooring, a single panel radiator, dado rail, and coved ceiling.

### Conservatory

From the dining room, bi-fold doors open into a bright conservatory with a solid roof, dwarf brick walls, and UPVC glazing with top openers to the sides and rear. Two sets of patio doors lead out to the garden, and the space benefits from power sockets, courtesy lighting, and attractive tiled flooring, perfect for year-round enjoyment.

### Kitchen

The kitchen is well-appointed with a range of wall and base units, decorative tiled flooring, complementary worktops, and a one-and-a-half stainless steel sink with mixer tap. A built-in electric oven, four-ring gas hob, and extractor hood provide functionality, while splashback tiling and a chrome heated towel rail complete the space. There is plumbing for a dishwasher, space for a freestanding fridge-freezer (concealed within a cupboard), and access to the inner hallway.

### Inner Hallway

Off the kitchen, a tiled inner hallway leads to a utility room and a composite side door with decorative frosted glass provides external access.

### Cloakroom

The ground floor also benefits from a cloakroom fitted with a vanity sink unit, low flush WC, tiled flooring, dado-height splashback, chrome heated towel rail, and a frosted UPVC window.

### Utility Room

A useful additional space housing additional base units, complementary worktops, wood-effect flooring, the Worcester boiler, and electric fuse box.

### Study

This generously proportioned additional reception room offers exceptional versatility and can be tailored to suit a variety of needs, whether as a ground floor bedroom, dedicated home office, formal dining room, playroom, or study. The space is beautifully presented with wood-effect laminate flooring and a coved ceiling, complemented by recessed spotlighting that enhances the clean, modern finish. A large UPVC double-glazed window to the front elevation allows natural light to flood the room and is fitted with stylish shutter blinds for privacy and light control. A glazed internal door provides access to the adjoining utility room, offering added practicality and flow to the ground floor layout.

### Stairs From Hallway Rise To

#### Landing

The landing offers access to all first-floor rooms, with a textured ceiling, loft access, and a built-in storage cupboard with shelving.

#### Bedroom One

The principle bedroom is a fantastic size and features built-in mirrored wardrobes, wood-effect laminate flooring, TV aerial socket, and a UPVC window to the front elevation with fitted slatted blinds.

#### En Suite

This useful addition is fitted with a three piece suite comprising of a corner cubicle, sink set within vanity unit, low flush WC, fully tiled walls, wood-effect laminate flooring, tongue-and-groove ceiling, recessed spotlights, and a frosted UPVC window to the front elevation.

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### Bedroom Two

The second bedroom is also a spacious double with dual aspect UPVC windows, wood-effect flooring, radiator with cover, dado rail, and loft access.

### Bedroom Three

Overlooking the rear garden and is a generous double, with wood-effect flooring, dado rail, TV point, and single panel radiator.

### Shower Room

The family shower room is fully tiled and comprises a double shower cubicle with mains-fed shower, a vanity sink unit, low flush WC, chrome heated towel rail, wood-effect laminate flooring, tongue-and-groove ceiling, recessed lighting, and a frosted UPVC window.

### Outside

The rear garden is a beautifully landscaped and thoughtfully designed outdoor space, arranged over three distinct tiers to maximise both function and visual appeal. The lowest level features an attractive block-paved patio, an ideal setting for outdoor dining and entertaining. Paved steps lead to the first tier, which offers a further patio area alongside a neatly presented lawn laid with high-quality artificial grass, providing a perfect balance of style and low-maintenance living.

The upper tier continues the theme with a second artificial lawned area, bordered by gravel beds and mature shrubs and bushes that add both colour and privacy. The entire garden is enclosed by modern, low-maintenance PVC resin panel fencing, ensuring a secure and stylish backdrop to this wonderful outdoor retreat. This garden is a perfect extension of the home, ready to enjoy with minimal upkeep required.

### EPC Rating - C

### Council Tax Band E

### 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.

### 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



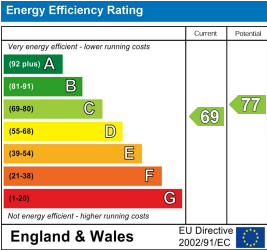
Floor Plan



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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