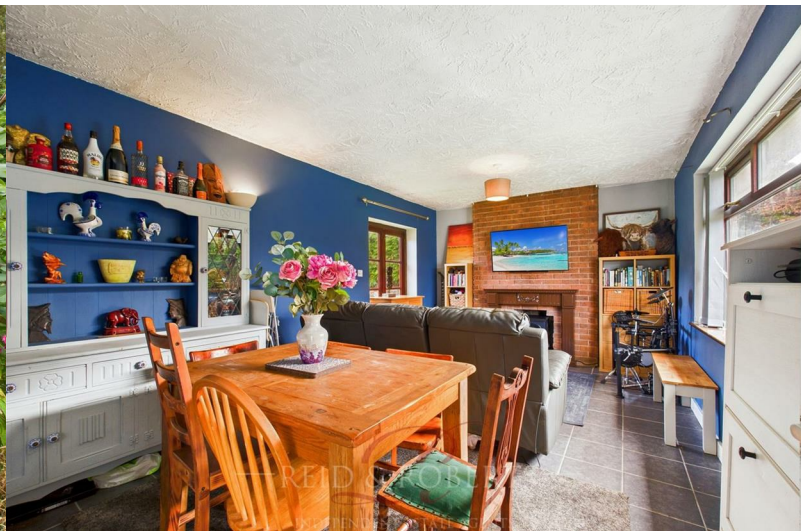




25 Bronallt

Leeswood, Mold, CH7 4RZ

Offers Over £220,000



25 Bronallt

Leeswood, Mold, CH7 4RZ

Offers Over £220,000



Accommodation Comprises:

The property is approached via a gravelled driveway with a central paved pathway leading to the front entrance.

Entrance Hall

Stepping through a wood grain PVC front door with frosted glass inset, you are welcomed into a spacious entrance hallway. This area features tiled flooring, loft access, textured ceiling and a courtesy light, offering a practical and inviting first impression. A wooden door with glazed inset panels provides access to the rear garden.

Lounge

To the right of the hallway lies the main lounge, a warm and versatile space large enough to accommodate both living and dining furniture. A striking exposed brick fireplace with wooden mantel currently houses an electric log burner effect unit, creating an attractive focal point. The room enjoys excellent natural light, with double wooden doors opening to the rear elevation and a further wood grain effect PVC window with top opener to the front. The lounge is finished with tiled flooring, textured ceiling, TV aerial socket, and a double-panelled radiator.

Kitchen

The kitchen is well proportioned and fitted with a range of wall and base units complemented by work surfaces. A stainless steel sink with mixer tap and drainer sits beneath a wood grain effect PVC window to the side, while splashback tiling and tiled flooring complete the finish. There is space for an electric oven with extractor over, an American-style fridge freezer, as well as plumbing and voids for both a washing machine and dishwasher. A further side window brings additional light into the space, which also has ample room to accommodate a breakfast table.

Inner Hallway

An inner hallway leads to the bedroom quarters, complete with a further loft access point and courtesy lighting. Doors lead to:

Bedroom One

The principal bedroom is of exceptional size, comfortably accommodating a king-size bed alongside large wardrobes, with further potential to create a dedicated dressing area. Sliding wood grain effect PVC doors open directly onto the rear garden, enhancing the sense of space and connection to the outdoors.

Bedroom Two

The second bedroom is another generously proportioned double, currently arranged with two beds. A built-in storage cupboard with

fitted shelving offers useful practicality. The room is served by a double-panelled radiator, wood grain effect PVC window to the front elevation, and finished with wall light points and a textured ceiling.

Bedroom Three

The third bedroom is again a well-sized double, currently utilised as a children's bedroom. This versatile space has double wooden doors leading to an adjoining area, providing excellent potential to be used as a dressing room, study, or even converted into an en-suite if desired. This space is currently utilised as a playroom. A sliding PVC door opens directly to the rear elevation, and the room is finished with wall light points and a textured ceiling.

Bathroom

The family bathroom has been recently updated by the current owners and now features a modern three-piece suite. This includes a panelled Jacuzzi-style bath with mains-fed waterfall shower and hand attachment, a close-coupled WC, and a wash hand basin set within a vanity unit with soft-close storage. The walls and floor are fully tiled, with recessed spotlighting, extractor fan, and a PVC tongue-and-groove ceiling completing the contemporary finish. A frosted double-glazed window to the side provides privacy.

Outside

One of the true highlights of this property is its outstanding rear garden, which is far larger than typically expected for a home of this style. Immediately from the house, a paved patio with wooden pergola provides a pleasant seating area, while to the side lies an additional section of garden laid to a mixture of patio and gravel. This versatile space offers an ideal opportunity for extension, subject to planning permission, without compromising the overall size of the plot. From here, steps lead down to an extensive lawn that stretches a considerable distance, bound by a variety of mature trees and shrubs. Towards the far end of the garden sits a brick-built outbuilding, perfect for storage or offering scope for conversion into a home office, gym, or annexe. Double wooden gates provide vehicular access from the rear, creating the rare advantage of additional parking or the option of a separate entrance should the garden ever be used for a new dwelling. While the garden does require attention and improvement, its scale and potential are truly remarkable, offering endless possibilities for landscaping, recreation, or further development.

Council Tax Band - C

EPC Rating - 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

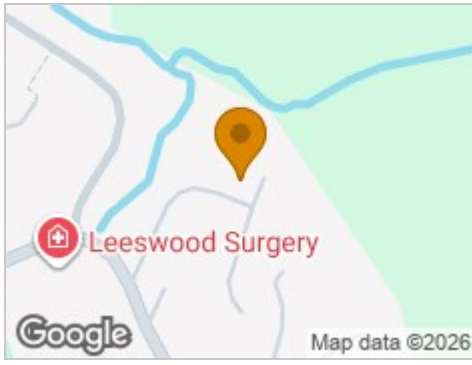
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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



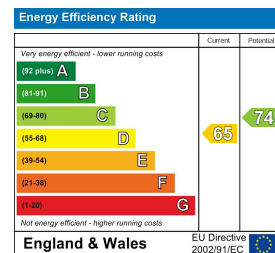
Floor Plan



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



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.