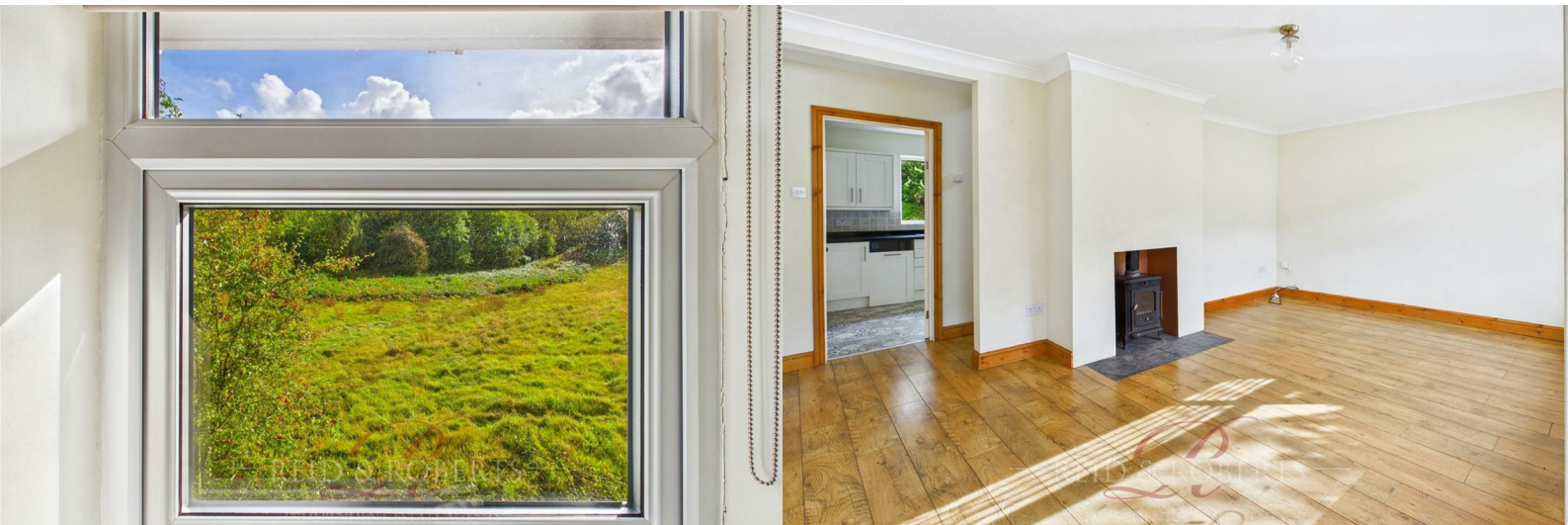




15 Bryn Eithin

Gwernymynydd, Mold, CH7 5NG

Offers Over £250,000



15 Bryn Eithin

Gwernymynydd, Mold, CH7 5NG

Offers Over £250,000



Accommodation Comprises

A Tarmac driveway leads up to:

Enclosed Porch

The property is entered via a UPVC door with decorative frosted panels, leading into an enclosed porch with UPVC panels and double-glazed frosted glass featuring textured designs. The porch is finished with laminate flooring, a central ceiling light, and provides access through a wooden door with a single-glazed window into the lounge.

Lounge

The lounge is a welcoming and generously proportioned space, combining a cosy atmosphere with an open feel. It features a striking log burner set on a tiled hearth with a painted insert and a large UPVC double-glazed window to the front elevation, allowing an abundance of natural light to fill the room. A large double-panelled radiator complements the laminate flooring, while central ceiling lighting, textured and curved ceilings, internet and TV points, and a smoke alarm complete this comfortable living area. Stairs to the first floor are discreetly positioned to maintain an open and airy feel.

Kitchen/Dining Room

The kitchen/dining room is a modern, open-plan space, offering a practical layout with a range of wall and base units, wine racks, and granite-effect worktops with matching upstands. The composite black one-and-a-half bowl sink with mixer tap is accompanied by space for a four-ring electric hob with extractor fan, an oven, an under-counter fridge, a dishwasher, and a fitted under-counter freezer. A washing machine is currently in situ and will remain with the property. The space is completed with tile-effect vinyl flooring, two ceiling lights, a large single-panel radiator, and under-stairs storage. A UPVC double-glazed window overlooks the rear garden, and French doors open directly onto the patio, offering views of the surrounding fields and woodland.

First Floor Accommodation

Landing

The U-shaped landing leads to the bedrooms and bathroom and is brightened by a rear UPVC double-glazed window with

countryside views. It also features a double-panelled radiator, central ceiling light, and smoke alarm, while a cupboard with shelving over the stairs provides additional storage.

Bedroom One

The main bedroom is a spacious double with mirrored sliding wardrobes offering extensive hanging and shelving space. A double-panelled radiator and a large UPVC double-glazed window to the front elevation allow natural light to flood the room, with partial views of the surrounding countryside adding to the appeal.

Bedroom Two

Bedroom two is another generous double room, featuring a large UPVC double-glazed window to the rear elevation overlooking the garden and providing far-reaching views of the countryside. Loft access is available from this room, and the cupboard over the stairs offers built-in shelving, making it ideal for storage.

Bedroom Three

The third bedroom is a well-proportioned single with a UPVC double-glazed window to the front, carpeted flooring, a single-panel radiator, and central ceiling lighting, making it a versatile space suitable for a bedroom, home office, or study.

Bathroom

The modern family bathroom comprises a low-flush WC, pedestal sink, and a P-shaped bath with a mixer tap and wall-mounted electric shower with a curved glass screen. The room is fully tiled, with decorative vinyl flooring, inset spotlights, an extractor fan, and two UPVC double-glazed frosted windows to the rear elevation, creating a bright, contemporary, and practical space.

Outside

The property is set on a generous corner plot, with a tarmac driveway providing off-road parking for two vehicles and leading to an integrated garage with an up-and-over door. Decorative golden gravel with stepping stones creates an attractive low-maintenance area, and a hardstanding provides space for a shed. The garden is private, enclosed by fencing, and benefits from a gated side access leading to a footpath that adjoins open fields and woodland, offering stunning views and a sense of seclusion.

Tel: 01352 700070

EPC Rating - TBC

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



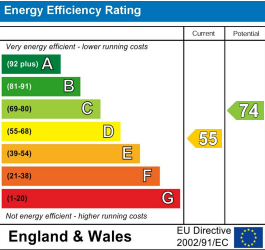
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.