REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Bankside Bryn Lane

New Brighton, Mold, CH7 6RD

O.I.R.O £280,000

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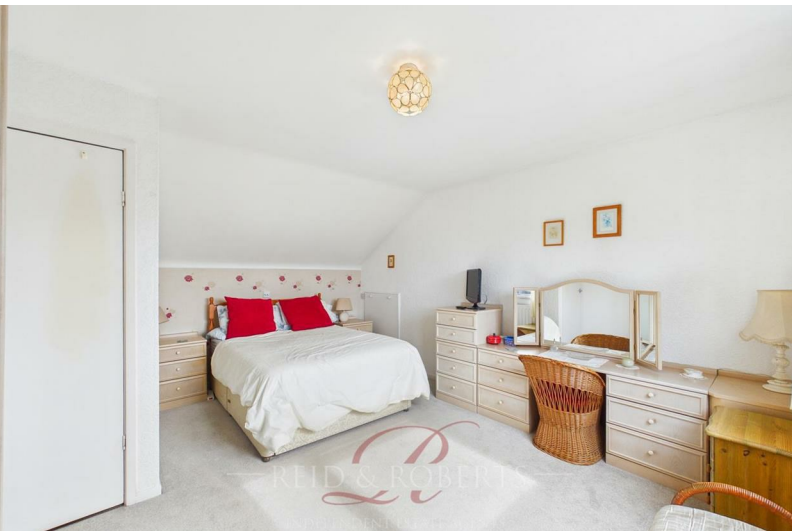

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Accommodation Comprises
The property is approached via a paved driveway providing off-road parking and access to the garage. A matching pathway leads to a covered entrance porch.

Entrance hallway
A spacious and welcoming reception hallway offering ample room for seating or a study area. Featuring a UPVC double glazed entrance door with decorative insets, coved and textured ceiling, central ceiling light point, radiator, and access to all ground floor accommodation. Stairs rise to the first floor, enhancing the open and airy feel.

Lounge
A bright and comfortable living space with a UPVC double glazed window to the front elevation, fitted Venetian blinds, radiator, and decorative coved ceiling. Complete with wall lighting, central ceiling light point, and built-in shelving with TV unit and storage cupboards.

Sitting Room/ Bedroom Three
A versatile reception room currently utilised as a ground floor bedroom. Offering flexibility for multi-generational living or additional lounge space. Features include a front-facing UPVC double glazed window with blinds, radiator, and textured ceiling with central light point.

Kitchen
Fitted with a range of wall, base and drawer units, complemented by granite-effect worktops and coordinating splashbacks, the kitchen is both practical and well-presented. It incorporates a stainless steel sink with mixer tap, along with space for a range of appliances including an oven, washing machine, slimline dishwasher, and tall fridge freezer, as well as a convenient eye-level housing for a microwave. The walls are fully tiled, with multiple ceiling light points enhancing the space, while a large rear-facing window enjoys pleasant views over the garden. A UPVC door provides direct external access.

Pantry
Useful storage space with shelving, tiled flooring, frosted UPVC window, and housing the wall-mounted boiler.

Shower Room
Modern and stylish, comprising a walk-in double shower with mains and handheld attachment, vanity unit with wash basin and WC, fully tiled walls and flooring, radiator, spotlights, extractor fan, and frosted rear window. Airing cupboard housing hot water tank.

Dining Room
A well-proportioned room ideal for entertaining, featuring a radiator, coved ceiling, central light point, and wooden doors leading into the conservatory.

Conservatory/ Sunroom
A bright and relaxing space with tiled flooring and UPVC double glazed windows and doors opening onto the rear garden. Benefiting from an electric heater, power supply, ceiling light, and charming decorative window detailing.

First Floor Landing
Providing access to both bedrooms.

Principle Bedroom
A spacious double room with dormer-style ceiling, UPVC double glazed window, radiator, central light point, and useful eaves storage.

Bedroom Two
A well-sized room featuring a UPVC double glazed window, radiator, vanity wash basin, wall lighting, central light point, and additional eaves storage.

Rear Garden
Externally, the property boasts an attractive and well-maintained frontage, set back from the road and approached via a generous paved driveway providing ample off-road parking and leading to a detached garage. The front garden is thoughtfully landscaped, featuring a neat lawn bordered by established shrubs and planting, creating a welcoming first impression while maintaining a sense of privacy.

To the rear, the property truly comes into its own, enjoying a beautifully tended and highly private garden that reflects the care and attention of the current owner. Predominantly laid to lawn, the garden is framed by well-stocked borders filled with a variety of mature plants, shrubs, and seasonal colour. A paved pathway runs through the garden, connecting a selection of seating areas, ideal for outdoor dining or simply enjoying the tranquil surroundings.

Additional features include a charming patio area, a greenhouse, and useful garden storage, all contributing to the versatility of the outdoor space. Enclosed by established hedging, the garden offers a peaceful and secluded setting, perfect for both relaxation and keen gardening enthusiasts alike.

Tel: 01352 700070

Garage
The property benefits from a detached garage, offering useful storage space or secure parking. The garage is accessed via an up-and-over door to the front and provides ample room for a vehicle along with additional storage. Power and lighting are available, making it a practical and versatile addition to the property.

Council Tax Band - F
F

EPC Rating D

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.

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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

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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

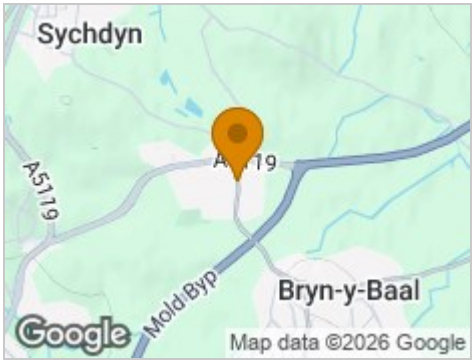
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Road Map

Hybrid Map

Terrain Map

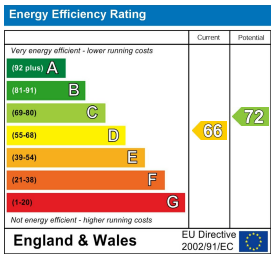


Floor Plan

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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