



## Hazelcliffe Upper Bryn Coch

Mold, CH7 1PX

£290,000



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## Accommodation Comprises

Set on a generous wraparound plot, the property is approached via a private tarmac driveway offering ample off-road parking for multiple vehicles.

### Entrance Hallway

A welcoming UPVC double-glazed door with decorative stained glass inset opens into a bright entrance hallway. The space features parquet style wood flooring, a UPVC double glazed window to the side elevation with top opener, a double panel radiator, coved ceiling, central ceiling light point, and a spacious under stairs storage cupboard providing excellent storage.

### Lounge

A well proportioned reception room boasting dual aspect UPVC double glazed windows to the side, along with UPVC patio doors to the front elevation with attractive leaded insets and matching side panels. A gas fire is set on a stone hearth with a matching surround and mantle, creating a cosy focal point. Additional features include a double panel radiator, TV aerial point, and central ceiling light.

### Bedroom Three

A good sized double room featuring a UPVC leaded double glazed window to the front elevation with side and top openers, single panel radiator, and central ceiling light.

### Bedroom Two

Another generously proportioned bedroom with a large UPVC double glazed window to the side elevation, side opener, double panel radiator, textured ceiling, and TV aerial socket.

### Dining Room

Accessed via a wooden door with glass insets, this charming dining room features UPVC double glazed patio doors with leaded insets and matching side panels opening to the side garden. A decorative ceiling rose, coved and textured ceiling, single panel radiator, and central ceiling light point complete the space.

A charming focal point of the room is the original fireplace, currently boarded but offering the exciting potential to be reopened and restored. Framed by a rustic wooden mantle and set on a traditional stone hearth, it could become a beautiful centrepiece.

### Kitchen

Fitted with a range of wall and base units complemented by worktops and splashback tiling. There is space for a range style gas and electric cooker, void and plumbing for both a dishwasher and washing

machine, and a stainless steel one and a half bowl sink unit with mixer tap beneath a large UPVC double glazed window to the rear elevation. The kitchen also houses a wall mounted combination boiler and a vertical double panel radiator. An opening leads into an inner hallway.

### Hallway

With stairs rising to the first floor accommodation, the hallway also features a UPVC double glazed window with top opener to the rear elevation and a single panel radiator.

### Shower Room

A well appointed shower room fitted with a three piece suite comprising a corner shower cubicle with mains fed waterfall and handheld attachments, low flush WC, and vanity sink unit with ample cupboard storage. Additional features include a frosted UPVC double glazed window, heated towel rail, single panel radiator, vinyl flooring, fully tiled walls, built in shelving, extractor fan, and a textured ceiling.

### Stairs From Hallway Rise To

### Landing

Accessed via stairs, this loft space benefits from a built in storage cupboard within the eaves and offers excellent potential for conversion, whether as an additional bedroom, hobby room, or further storage (subject to relevant permissions). Doors lead into both additional bedrooms

### Bedroom One

This bright and airy room benefits from a UPVC double glazed window to the side elevation with a side and top opener, single panel radiator, central ceiling light, and recessed built in shelving. There is ample space to accommodate freestanding furniture.

### Office

A versatile space that could be used as a single bedroom, home office, or converted into an en suite for the main bedroom. It features a UPVC double glazed window to the side elevation with side and top openers, a single panel radiator, courtesy light, and access to eaves storage.

### Outside

A spacious tarmac driveway extends to the side of the property and provides off road parking for approximately five to six vehicles, ideal for families or visitors. The property boasts well maintained lawned wraparound gardens to the front, side, and rear elevations. Mature trees, shrubs, and planted borders offer both beauty and privacy. The garden is enclosed by wood panel fencing with a brick boundary wall

to the front. The property also features a Patio and Pergola where a paved patio area to the side, complete with a wooden pergola, offers the perfect space for outdoor dining or entertaining.

#### Development Potential

Due to the size and layout of the wraparound garden, there is scope for a side extension (subject to the necessary planning permissions), making this a fantastic opportunity for those seeking to expand.

#### EPC Rating

#### Council Tax Band F

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#### Services

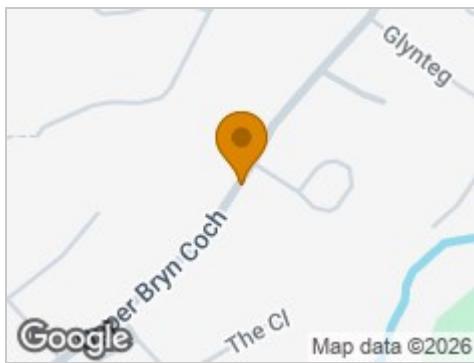
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## Road Map



## Hybrid Map



## Terrain Map



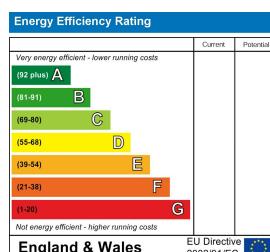
## Floor Plan



## 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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